

NOTICE OF MEETING
PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a **Planning Commission** meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on Tuesday, **June 9, 2015**, commencing at **5:00 p.m.**

The agenda for the meeting is as follows:

Call to Order
Flag Salute

1. **FINAL PLATS (FP)**

- A. Consider approval of a Roadway Dedication Final Plat for “**Canyon View Drive St George.**” The property is zoned R-3 (Multiple Family) and is located at approximately 1000 South Dixie Drive (south of the Pelican Hills Development). The representative is Mr. Brandon Anderson, Rosenberg Associates. Case No. 2015-FP-025 (Staff – Todd Jacobsen)
- B. Consider approval of a sixteen (16) lot residential final plat for “**Desert Rim Phase 1.**” The property is zoned PD-R (Planned Development Residential) and is located at approximately 3630 East Desert Canyons Drive. The representative is Mr. Brad Petersen, Development Solutions. Case No. 2014-FP-075 (Staff - Todd Jacobsen)
- C. Consider approval of a one (1) lot residential condominium subdivision final plat for “**Estancia Phase 1.**” The property is zoned PD-R (Planned Development Residential) and is located at approximately 1145 South Plantations Drive (in the Green Valley area). The representative is Mr. Michael Purdy, Cornerpoint. Case No. 2015-FP-017 (Staff – Todd Jacobsen)
- D. Consider approval of a eight (8) lot residential subdivision final plat for “**Stone Cliff Phase 13.**” The property is zoned PD-R (Planned Development Residential) and is located at approximately 2630 East and 1710 South (Stone Cliff development – Flint Street). The representative is Mr. Reid Pope, Pope Engineering. Case No. 2015-FP-032. (Staff – Todd Jacobsen)

2. **EASEMENT VACTION / LOT LINE ADJUSTMENT (EV / LLA)**

Consider approval of an easement vacation / lot line adjustment for “**Lot 1 of Trebruk Estates Phase 1.**” The property is zoned R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and is located at 182 South Trebruk Circle. The representative is Mr. Marc Brown, Brown Consulting Engineers. Case No. 2015-LRE-018. (Staff – Todd Jacobsen)

3. **LOT LINE ADJUSTMENT (LLA)**

Consider approval of a lot line adjustment for “**Central Storage.**” The property is zoned C-3 (General Commercial) and is located at 955 North 1300 West Street. The representative is Mr. Marc Brown, Brown Consulting Engineers. Case No. 2015-LRE-019. (Staff – Todd Jacobsen)

4. **VACATE CITY PROPERTY (VCP)**

Consider approval of City property to be vacated at approximately **2100 East Colorado Drive.** The property is zoned PD-R (Planned Development Residential). The applicants are Mr. and Mrs. Jenkins, and the representative is Mr. Bob Hermandson, Bush and Gudgell. Case No. 2015-LRE-020-A. (Staff - Todd Jacobsen)

5. **LOT SPLIT (LS)**

Consider a lot split for **1032 North 2075 East Circle.** The property is zoned RE-12.5 (Residential Estate 12,500 sq. ft. minimum lot size). The applicants are Mr. and Mrs. Jenkins, and the representative is Mr. Bob Hermandson, Bush and Gudgell. Case No. 2015-LRE-020-B. (Staff - Todd Jacobsen)

6. **ZONE CHANGE AMENDMENT (ZCA)**

Consider a zone change amendment request to construct a two-story, 90 unit town home in-fill project consisting of 16 buildings with amenities on approximately 7.89 acres of property in the PD-R (Planned Development Residential) zone. The project is “**Desert Hills Town Homes**” and is located at approximately the northeast corner of Brigham Road and Desert Hills Drive. The owner is SITLA (State Institutional Trust Lands Administration), and the applicant is Mr. Ryan Thomas, Development Solutions Group. Case No. 2015-ZCA-016. (Staff – John Willis)

7. **ZONE CHANGE (ZC)**

Consider a zone change request on approximately 13.36 acres from RE-20 (Residential Estate 20,000 sq. ft. minimum lot size) to R-1-12 (single family Residential 12,000 sq. ft. minimum lot size) to accommodate future residential development of “**The Cove at Little Valley.**” The property is generally located on the south side of Horseman’s Park Drive, and generally between Little Valley Road and 2350 East Street. The owner is Sullivan Field LLC and the representative is Mr. Shaun Sullivan. Case No. 2015-ZC-013 (Staff – John Willis)

(Carried over from previous PC meeting)

8. **GUEST HOUSE (GH)**

Consider a request for a guest house / pool house to exceed the maximum allowable floor area of four hundred square feet (400 sq. ft.). The property is located at **643 Saratoga**. The zoning is R-1-10 (Single Family Residential, 10,000 sq. ft. minimum lot size). Case No. 2015-GH-004 (Staff – Ray Snyder).

9. **PRELIMINARY PLATS (PP)**

A. Consider approval of a preliminary plat for a ninety-one (91) lot residential subdivision for **“Desert Crest.”** The applicant is Quality Development and the representative is Mr. Ken Miller. The property is zoned PD-R (Planned Development Residential) and is located on South Desert Canyons Parkway. Case No. 2015-PP-009. (Staff – Wes Jenkins).

B. Consider approval of a preliminary plat for a seventy-six (76) lot residential subdivision for **“Red Wood Estates.”** The applicant is Development Solutions and the representative is Mr. Steve Kamlowksi. The property is zoned R-1-8 (Single Family Residential, 8,000 s.f. minimum lot size) and is located at 3200 East and Crimson Ridge Drive. Case No. 2015-PP-017 (Staff – Wes Jenkins).

10. **PARKING (PRKG)**

A request to review the parking requirements for the “Promenade at Red Cliffs.” The property is zoned C-2 (Highway Commercial Zone) and is located on Red Cliffs Drive north of St George Blvd. Case No. 2015-PRKG-001. (Staff – Ray Snyder)

11. **REDUCED SETBACK (RS)**

Consider a reduced setback from ten feet (10') to zero feet (-0'-) on the south property line of the Lifetime Store at 530 E Street to allow construction of a storage structure. Case No. 2015-RS-001. (Staff - Ray Snyder)

12. **DISCUSSIONS**

Discuss recent City Council Actions (June 4th) and other current items.

NOTE: The June 23rd Planning Commission meeting will be held at the Washington County Commission Chambers, 197 East Tabernacle.

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

ITEM 1A

Final Plat

PLANNING COMMISSION AGENDA REPORT: 06/09/2015

FINAL PLAT

Canyon View Drive Saint George

Case No. 2015-FP-025

Request: Approval of Roadway Dedication Final Plat

Representative: Brandon Anderson, Rosenberg Associates
352 E. Riverside Drive #A2
St. George, UT 84790

Property: Located at approximately 1000 South Dixie Drive (south of the Pelican Hills Development)

Zone: R-3

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Plat conditions and approvals.

This Final Plat is ready for Planning Commission's consideration for approval.

ITEM 1B

Final Plat

PLANNING COMMISSION AGENDA REPORT: 06/09/2015

FINAL PLAT

Desert Rim Phase 1

Case No. 2014-FP-075

Request: Approval of a 16 Lot Residential Subdivision Final Plat

Representative: Brad Petersen, Development Solutions
120 East St. George Blvd, Suite #300
St. George, UT 84770

Property: Located at approximately 3630 East Desert Canyons Parkway

Zone: PD-R

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Plat conditions and approvals.

This Final Plat is ready for Planning Commission's consideration for approval.

ITEM 1C

Final Plat

PLANNING COMMISSION AGENDA REPORT: 06/09/2015

FINAL PLAT

Estancia Phase 1

Case No. 2015-FP-017

Request: Approval of an 1 Lot Residential Condominium Subdivision Final Plat

Representative: Michael Purdy, Cornerpoint
2075 So. Sir Monte Drive
St. George, UT 84770

Property: Located at approximately 1145 South Plantations Drive (in the Green Valley area)

Zone: PD-R

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the Preliminary Plat conditions and approvals.

This Final Plat is ready for Planning Commission's consideration for approval.

STATE OF UTAH } ss.
COUNTY OF WASHINGTON }

FULL NAME SIGNATURE: _____
 FULL NAME PRINTED: _____
 COMMISSION NO: _____
 A NOTARY PUBLIC COMMISSIONED
 IN THE STATE OF "_____"
 MY COMMISSION EXPIRES _____
 STAMP NOT REQUIRED PER LITAH CODE CTR 1.46 CHAPTER

1. ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION ARE PRIVATE AND ARE NOT OWNED, MAINTAINED, OR REPAIRED BY THE CITY OF ST. GEORGE. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL DRAINAGE IMPROVEMENTS WITHIN THIS SUBDIVISION UNLESS OTHERWISE APPROVED AND ACCEPTED BY THE CITY OF ST. GEORGE AS PUBLIC.

2. ALL SEWER, POWER AND WATER IMPROVEMENTS ARE PUBLIC AND SHALL BE MAINTAINED BY THE CITY OF ST. GEORGE UP TO AND INCLUDING THE FIRST SUBDIVISION. ALL FIRE HYDRANTS AND THEIR APPURTENANCES WITHIN THIS SUBDIVISION ARE PUBLIC AND ARE MAINTAINED BY THE CITY OF ST. GEORGE. ALL UTILITIES AND APPURTENANCES ARE PRIVATE AND SHALL BE MAINTAINED BY THE ASSOCIATION.
3. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING OR REPLACING PRIVATE STREETS, PARKING, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE NEGLIGENCE OF AN INDIVIDUAL OR ENTITY OTHER THAN THE ASSOCIATION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING OR REPLACING PUBLIC POWER, WATER, AND DRAINAGE IMPROVEMENTS.
4. IN ADDITION TO ANNUAL USUAL AND SPECIAL ASSESSMENTS FOR MAINTENANCE OF COMMON NONPUBLIC IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION, THE ASSOCIATION SHALL LEVY SUCH SPECIAL ASSESSMENTS TO REPAIR, RESTORE OR REPLACE PRIVATE STREETS, LANDSCAPING, OR OTHER PRIVATE IMPROVEMENTS CONTAINED WITHIN THIS SUBDIVISION RESULTING FROM DAMAGE OR DISRUPTION CAUSED BY THE NEGLIGENCE OF AN INDIVIDUAL OR ENTITY OTHER THAN THE ASSOCIATION. THE ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING, RESTORING OR REPLACING POWER, WATER, SEWER, AND DRAINAGE IMPROVEMENTS.

15. THE RECORDING OF THIS SUBDIVISION PLAT, EASEMENTS ARE HEREBY GRANTED WITHIN ALL COMMON AND LIMITED COMMON AREAS WITHIN THIS SUBDIVISION FOR INSTALLATION, ACCESS, MAINTENANCE, AND REPAIR OF ALL UTILITIES INCLUDING NATURAL GAS, CABLE, TV, TELEPHONE, WATER, AND POWER, AND FOR SEWER AND DRAINAGE IMPROVEMENTS.

5. THE BASIS OF BEARINGS IS N00°48'55"E BETWEEN FOUND MONUMENTATION AT THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 34, TOWNSHIP 42 SOUTH, RANGE 16 WEST, SALT LAKE BASE AND MERIDIAN AS PER ST. GEORGE CITY HCN.

7. NO DWELLING OR STRUCTURE SHALL BE CONSTRUCTED OUTSIDE OF THE PRIVATE OWNERSHIP PAD AREA.

3. SET BACKS ON ALL LOTS ARE AS FOLLOWS UNLESS OTHERWISE NOTED: 20 FOOT FRONT YARD SETBACK, 20 FOOT SIDE YARD SETBACK, 40 FOOT REAR YARD SETBACK.

- [illegible]

- O. CITY OF ST. GEORGE BUILDING DEPARTMENT REQUIRES ALL CONDOMINIUM BUILDING PADS TO BE SET WITH HUBS PRIOR TO OBTAINING A BUILDING PERMIT.

1. ROTATION NOTE:
ALL BEARINGS ARE ST. GEORGE CITY H.C.N. BEARINGS. ROTATE ALL BEARINGS 1° 21' 45" CLOCKWISE TO MATCH THE COTTAGES' SOUTH TOWNSHOMES.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF ALL THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO PRIVATE, COMMON, AND LIMITED COMMON AREAS, TO BE HEREAFTER KNOWN AS:

TO DO HEREBY DEDICATE TO THE COMMON USE OF THE PUBLIC, ALL COMMON AND LIMITED COMMON AREAS AND CONDITIONS OF THE DEDICATION OF SAID COMMON AREAS AND LIMITED COMMON AREAS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND ANY AMENDMENTS THERETO, SAID DECLARATION AND ANY AMENDMENTS THERETO ARE HEREBY INCORPORATED AND MADE PART OF THIS PLAT. REFERENCE IS MADE TO SAID DECLARATION FOR DETAILS CONCERNING THE RIGHT AND INTEREST IN THIS DEVELOPMENT FOR GOOG AND AN UNDESIGNATED CONSIDERATION RECEIVED. THE UNDERSIGNED OWNERS OF SAID COMMON AREAS AND LIMITED COMMON AREAS OVER ON USHER AND ACROSS ST. GEORGE, EASEMENTS OVER ON USHER AND ACROSS ST. GEORGE, AND LIMITED COMMON AREAS AND PRIVATE EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES DO HEREBY WARRANT TO THE CITY OF ST. GEORGE AND ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO USE ALL EASEMENTS GRANT HEREIN AGAINST THE CLAIM OF ALL OTHERS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS
THIS _____ DAY OF _____, 2015.

RESTANCIA RESORT DEVELOPMENT, L.L.C.,
A UTAH LIMITED LIABILITY COMPANY

MANAGER

LOCATED IN THE SEQUARTER OF SECTION 34,
TOWNSHIP 42 SOUTH, RANGE 16 WEST,
SALT LAKE BASE AND MERIDIAN,
WASHINGTON COUNTY, UTAH.

[illegible]

CORNERPOINT
PROFESSIONAL LAND SURVEYS INC.
2075 So. Sir Monte Drive, St. George, UT 84770
Cell (435) 619-5528
mike.cpsurveying@gmail.com

CONDOMINIUM PLAT
ESTANCIA PHASE 1
LOCATED IN NE 1/4 SECTION 34
SHIP 42 SOUTH, RANGE 16 WEST SL&M

Project ESTANCIA		
Title ESTANCIA-PHASE		
Date MAY, 08, 2015		
Drafted by :		
Review by MMP		
Scale :		
Sheet No.		

ITEM 1D

Final Plat

PLANNING COMMISSION AGENDA REPORT: 06/09/2015

FINAL PLAT

Stone Cliff Subdivision Phase 13

Case No. 2015-FP-032

Request: Approval of an 8 Lot Residential Subdivision Final Plat

Representative: Ried Pope, L.R. Pope Engineering
1240 East 100 South #15-B
St. George, UT 84790

Property: Located at approximately 2630 East and 1710 South (Stone Cliff Development – Flint Street)

Zone: PD-R

Staff Comments: All aspects of this Final Plat were carefully looked at and reviewed by the Community Development Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the preliminary plat conditions and approvals.

This Final Plat is ready for Planning Commission's consideration for approval.

THE OWNERS AND MORTGAGEES, BY SIGNING THIS PLAT DO HEREBY CERTIFY THAT, NOTWITHSTANDING ANY SUBSEQUENT INSTRUMENT RECORDED WITH RESPECT TO SAID TRACT, THERE SHALL BE WATER AVAILABILITY FIELDS DUE AND PAYABLE ON THE LOTS WITHIN SAID TRACT UPON THE FIRST TO OCCUR OF THE FOLLOWING EVENTS:

- (A) THE SALE OF THE LOT IS A TRANSFERRABLE BY THE OWNER, OR ANY SUCCESSOR OR HEIRS, HEREIN TO;

THE WASHINGTON COUNTY WATER CONSERVANCY DISTRICT HEREBY ACKNOWLEDGES THE
 INFORMATION AND CONSENT TO IMPACT FEE OBLIGATION ON THIS PROJECT. THIS SHALL BE

RONALD W. THOMPSON, GENERAL MANAGER
WASHINGTON COUNTY WATER CONSERVANCY DISTRICT

THE STATE OF WASHINGTON
COUNTY OF WASHINGTON) s.s.
I, _____, County Clerk of said County, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears from the records of said County.

JUDICIAL PUBLIC-ASSISTANCE COUNTY

JUDICIAL PUBLIC FULL NAME _____

COMMISSION NUMBER _____

MY COMMISSION EXPIRES _____

A JUDICIAL PUBLIC COMMISSION WITHOUT
STAMP NOT REQUIRED IF ABOVE INFO
IS PROVIDED PER UTAH CODE 46-146

THE UNDERSIGNED, KENNETH SCHONE, EXECUTIVE PRESIDENT OF STATE BANK OF SOUTHERN UTAH INC., MORTGAGEE OF RECORD OF THE "TONE CLIFF PHASE 1 SUBDIVISION" DOES HEREBY CONSENT TO THE OWNER'S ACKNOWLEDGEMENT OF WATERSHED IMPACT FEES FOR THE USES AND PURPOSES

MEMBER SCHOOL: _____
 EXECUTIVE, PRESIDENT OF
 STATE BANK OF SOUTHERN UTAH
 DATE: _____

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

NOTARY PUBLIC-ASHBURN COUNTY

NOTARY PUBLIC- FULL NAME _____

CONNECTION RELATIVE # _____

MY CONNECTION # 779915

A NOTARY PUBLIC CONNECTION IN UTILITY
 STATE NOT REQUIRED IF ABOVE INFO
 IS PROVIDED PER IAH CODE 16-1-5.

THE UNDERSIGNED KAY H. TRAVEL, PRESIDENT OF STONE CLIFT DEVELOPMENT INC., WITHDRAWING FROM THE VILLAGE OF THE CLIFFS, BOTH IN MY ADOPTED EDE AND CONSENT TO THE TERMS AND CONDITIONS OF THE U.S. FOREIGN COUNTRY WATER CONSERVATION DISTRICT, IMPACT FEE OR PLAYS AS A STATE PERSON, FOR THE U.S. AND THROUGH A STATE PERSON.

TRAVELLERS ONE CLUB L.C.
(A TRIP LIMITED LIABILITY COMPANY)

KAY H. TRAVELLER - PRESIDENT
OF STONE CLIFF DEVELOPMENT INC., MANAGING MEMBER

STATE OF UTAH
COUNTY OF WASHINGTON

[illegible]

	NOTARY PUBLIC FULL NAME
	COMMISSION NUMBER
	MY COMMISSION EXPIRES
	A NOTARY PUBLIC COMMISSIONED IN ALABAMA IS PAID FOR HIS OR HER SERVICE BY THE STATE.

TO OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEES

THE UNDERSIGNED STONE CLIFF L.C., MORTGAGEE OF RECORD OF THE "STONE CLIFF PHASE 13 SUBDIVISION" DOES HEREBY CONSENT TO THE OWNER'S ACKNOWLEDGEMENT OF WATER IMPACT FEE FOR THE USGS AND MODELS STAFF, IN ORDER

NAME, ADDRESS AND PHONE NUMBER OF STONE CLIFF, L.C. _____ DATE: _____

STATE OF UTAH }
COUNTY OF WASHINGTON } S.S.

2000, PERSONALLY APPEARED BEFORE THE U.S. HOUSE OF REPRESENTATIVES AND STATED THAT HE IS THE MANAGING MEMBER OF STORE, CURT, LLC, AND THAT HE BELIEVES ONLY ONE COMPANY IS CURRENTLY CONSIDERING AN ACQUISITION OF WATER IMPACT FILLS ON BEHALF OF SAND CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE DID NOT ACKNOWLEDGE TO HIM THAT THIS CORPORATION ENTERED THE SAME FOR THE USES AND PURPOSES STATED.

NOTARY PUBLIC—WASHINGTON COUNTY

NOTARY PUBLIC I DEL NOVA

COMMISSION NUMBER

MY COMMISSION EXPIRES

A NOTARY PUBLIC COMMISSIONED IN UTAH
STAYING NOT REQUIRED BY ABOVE INFO
IS PROVIDED PER UTAH CODE 46-10-10.

THE UNDERSIGNED STATE BANK OF SOUTHERN UTAH INC., MORTGAGEE OF RECORD OF THE "STONE CLASS" PHASE II SUBDIVISION DOES HEREBY CONSENT TO THE INCORPORATION OF THE HEREON ENTITLED SUBMISSION, THE RECORDING OF C.C.A.R.'S AND HEREBY CONSENTS TO THE DEDICATION

DATE: _____
 ERNEST SCONE
 DEPUTY PRESIDENT OF
 STATE BANK OF SOUTHERN UTAH

STATE OF UTAH

2015, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE, AND COUNTY, KENNETH SCHORE, WHO BEING BY ME DULY SWORN, DID VERBALLY MAKE TO ME THE EXECUTIVE PRESIDENT OF STATE BANK OF SOUTHPLUTAH AND THAT HE EXECUTED AND FORGECOME CONSENT OF MORTGAGEE IN WEAVER OF SAID CORPORATION BY AUTHORITY OF A RESOLUTION OF ITS BOARD OF DIRECTORS, AND HE/DULY ACKNOWLEDGED TO ME THAT THE INFORMATION HE EXECUTED THE SAME FOR THE USES AND PURPOSES STATED THERE.

ANY PUBLIC - WASHINGTON COUNTY	NOTARY PUBLIC FULL NAME
	COMMISSION NUMBER
	MY COMMISSION EXPIRES
	A NOTARY PUBLIC COMMISSIONED IN UTAH IS AMY NOT REQUIRED IF ABOVE INFO IS PROVIDED IN UTAH CODE 46-4-16

THE UNDERSIGNED STONE CLUB L.C., MONITORING OF RECORD OF THE STONE CLUB HOUSE 13
SUBSCRIPTION DOES HEREBY CONSENT TO THE RECORDED OF THE HEREON UNLTD
SUBSCRIPTION, THE RECORDING OF C.C.A.R.D. AND HEREBY CONSENTS TO THE DESTRUCTION AND
CONVEYING OF ALL EASEMENTS AS SHOWN.

DATE: _____

HAL ANDERSON - MANAGING MEMBER
OF STONE CIRCLE

... 100%

[illegible]

NOTARY PUBLIC - FULL NAME	NOTARY PUBLIC - WORKING IN/COUNTRY
COMMISSION NUMBER	
MY COMMISSION EXPIRES	
A NOTARY PUBLIC COMMISSIONED IN UTAH STAMP NOT REQUIRED IN ARIZONA. INFO IS PROVIDED FOR UTAH CODE: 06-1-19.	

ITEM 2

Easement Vacation/Lot Line Adjustment

PLANNING COMMISSION AGENDA REPORT: 06/09/2015

EASEMENT VACATION/LOT LINE ADJUSTMENT

Lot 1 of Trebruk Estates Subdivision

Case No. 2015-LRE-018

Request: Approval of an Easement Vacation/Lot Line Adjustment

Representative: Marc Brown, Brown Consulting Engineers
163 South 1600 West, #5
St. George, UT 84770

Property: Located at 182 South Trebruk Circle

Zone: R-1-10

Staff Comments: This Easement Vacation/Lot Line Adjustment is located at the rear of Lot 1 of Trebruk Estates. The owner is requesting that the PUE at the rear of the lot be vacated and that the Lot Line be adjusted to make the Lot bigger. See attached drawing.

All aspects of this Easement Vacation/Lot Line Adjustment were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff. This was also approved by JUC (Joint Utility Committee) and it meets all of the conditions and approvals.

This Easement Vacation/Lot Line Adjustment is ready for Planning Commission's consideration for approval.

NOT TO SCALE

ITEM 3

Lot Line Adjustment

PLANNING COMMISSION AGENDA REPORT: **06/09/2015**

LOT LINE ADJUSTMENT

Central Storage

Case No. 2015-LRE-019

Request: Approval of a Lot Line Adjustment

Representative: Marc Brown, Brown Consulting Engineers
163 South 1600 West, #5
St. George, UT 84770

Property: Located at 955 North 1300 West Street

Zone: C-3

Staff Comments: This Lot Line Adjustment will put all of the storage units together into one lot.

All aspects of this Lot Line Adjustment were carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals.

This Lot Line Adjustment is ready for Planning Commission's consideration for approval.

ITEM 4

Vacate City Property

PLANNING COMMISSION AGENDA REPORT: 06/09/2015

VACATE CITY PROPERTY

Jimmy & Mary Jenkins

Case No. 2015-LRE-020-A

Request: Approval to Vacate City Property

Representative: Bob Hermanson, Bush and Gudgell
205 E. Tabernacle St., Suite 4
St. George, UT 84770

Property: Located at approximately 2100 East Colorado Drive

Zone: PD-R

Staff Comments: James Sullivan with S&S Homes donated this parcel to the City of St. George with the approval and recordation of Red Parks East Phase 1 Subdivision. He has consented to the City to give this parcel to the Jenkins. The Jenkins will split their Lot located to the south of this parcel (see also item 2D) and merge it together with this Vacation of City Property to allow for future development on this parcel.

All aspects of this Vacate City Property was carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals.

This Vacate City Property is ready for Planning Commission's consideration for approval.

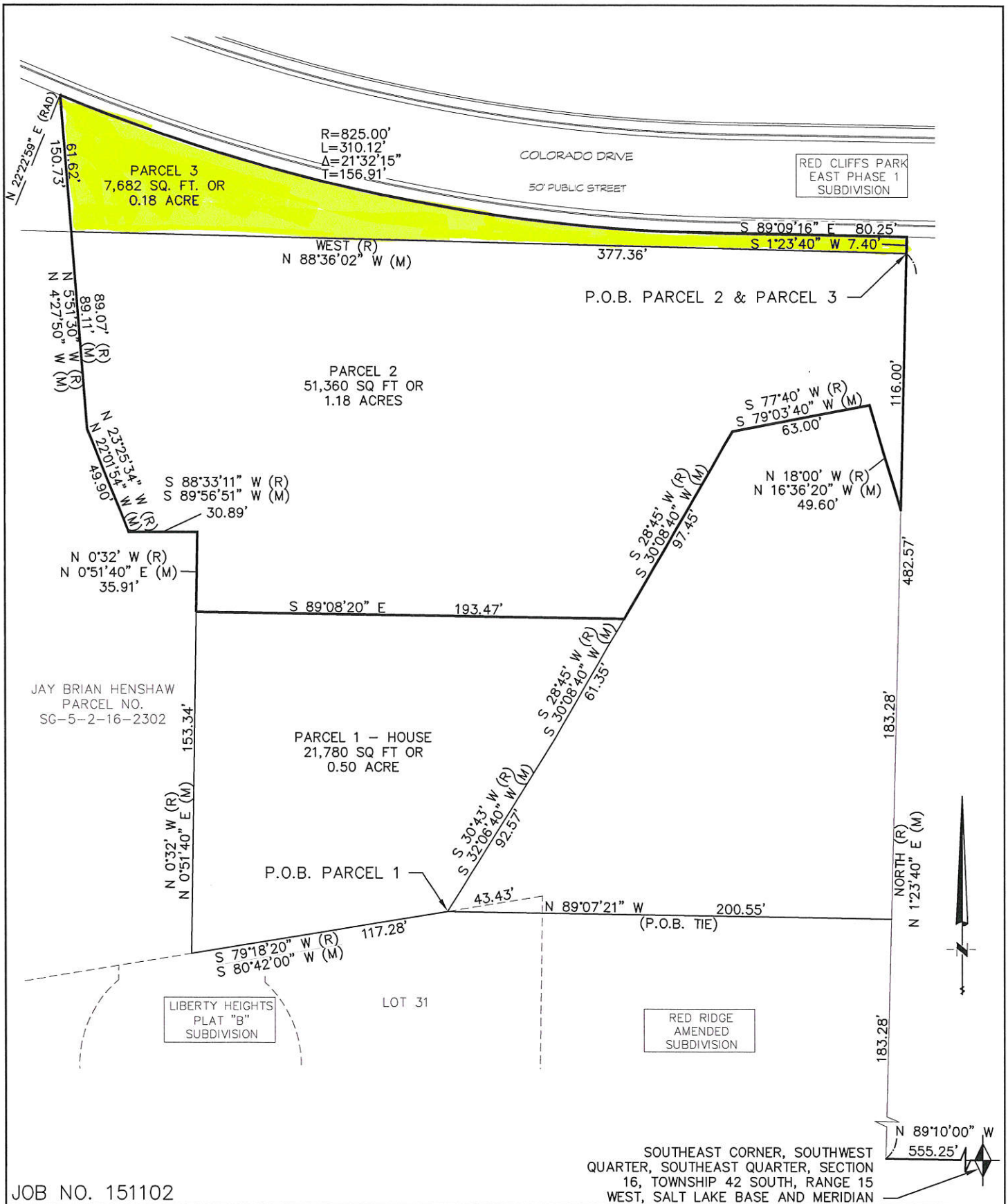
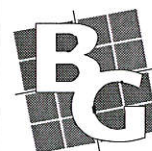


EXHIBIT B
JIMMY E & MARY JENKINS
PARCEL NO. SG-5-2-16-2303



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161

ITEM 5

Lot Split

PLANNING COMMISSION AGENDA REPORT: 06/09/2015

LOT SPLIT

Jimmy & Mary Jenkins

Case No. 2015-LRE-020-B

Request: Approval of a Lot Split

Representative: Bob Hermandson, Bush and Gudge
205 E. Tabernacle St., Suite 4
St. George, UT 84770

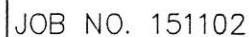
Property: Located at 1032 North 2075 East Circle

Zone: RE-12.5

Staff Comments: This Lot Split will allow the rear portion of the property to be developed with access coming from Colorado Drive.

All aspects of this Lot Split was carefully looked at and reviewed by the Public Works Department staff, (which includes New Development Division staff and Planning & Zoning staff) and Legal Department staff and it meets all of the conditions and approvals.

This Lot Split is ready for Planning Commission's consideration for approval.



Phone (435) 673-2337 / Fax (435) 673-3161

ITEM 6

Zone Change

PLANNING COMMISSION AGENDA REPORT: 06/09/2015

ZONE CHANGE

Desert Hills Townhomes

Case No. 2015-ZCA-016

- Request:** Consider a zone change amendment to construct a 90 unit townhome project on approximately 7.89 acres in the PD-R (Planned Development Residential) zoning district. The property is generally located at the northeast corner of Brigham Road and Desert Hills Drive.
- Applicant:** SITLA (State and Institutional Trust Lands Administration)
- Representative:** Mr. Ryan Thomas, Development Solutions Group
- Area:** 7.89 acres
- Address:** Generally located at the northeast corner of Brigham Road and Desert Hills Drive.
- Current Zone:** PD-R (Planned Development Residential)
- General Plan:** MDR (Medium Density Residential) 5 to 9 du/ac.
- Adjacent zones:** North: Open space
South: PD-R
East: PD-R
West: PD-R
- Project:** This is a proposal to build 90 units on a 7.89 acre parcel. The project will consist of sixteen buildings with a mixture of four, five, and six-plex buildings. The buildings will be two-story townhouse units and will be platted for individual ownership. The buildings are proposed to be a maximum of 27' in height. The project will include covered parking, pool, and recreation areas. The applicant is requesting a greater density than is permitted in the MDR land use designation. Per code, an applicant may request consideration for a higher density.
- Units:** 90 Total Units
- Density:** The applicant is proposing a density of 11.4 units per acre. The general plan designation is Medium Density Residential (MDR), which provides a range of 5 to 9 units per acre. According to

regulations, density shall conform to the limitations set forth in the General Plan. However, 10-8-5:C provides provisions that allow an applicant to request higher density if specific findings are made. The code states:

10-8-5:C Density: The density of a planned residential development shall conform to the density limitations of the general plan, except that the city council upon recommendation of the planning commission may approve a density greater than the general plan designation where the following findings are made:

1. The proposed development is considered an infill development where the surrounding land is already developed, and
2. The proposed dwellings are platted for individual ownership of the dwelling units, and
3. The density and building scale of the proposed units are similar in scale to an adjoining developed parcel or is considered in scale with surrounding area and fits harmoniously into the neighborhood, as determined by the city council but in no case shall exceed twenty two (22) dwelling units per acre. (Ord. 2007-06-002, 6-7-2007)

The applicant has provided a narrative that indicates they have met the three findings, in order for the request to be considered. The proposal is an infill property, surrounded by townhomes, and appears to be similar density.

Parking:

Off Street Parking Requirements, require two parking spaces per unit, with one being covered and the site is meeting those standards. In addition, one guest parking space per three units is required. The site is required to provide 210 parking stalls and the applicant is proposing 226.

Landscaping:

The project will need to comply with the Landscape Ordinance (Ord. 10-25), additionally according to the Planned Development ordinance, 30% of the site must be landscaped and half of the landscaping must be in the form of live vegetation. The applicant is proposing 39% of the site in open space, which conforms to the ordinance.

Recreational Area:

As per Ord. 10-8-5(K), (1,000 sq. ft. for the first 5 units and 200 sq. ft. for every unit after the first five) the applicant is required to provide at least 18,000 square feet of designated recreational space. According to the applicant's narrative, they are providing approximately 18,000 sq. ft. of recreational space. Recreation areas will be in the form of a pool, playground, and useable green space. Recreation areas and square footage will be verified as part of the preliminary plat.

Narrative: A written text was provided in compliance with Ord. 10-8-4 (see attached).

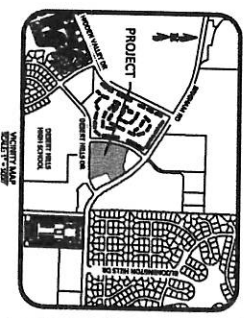
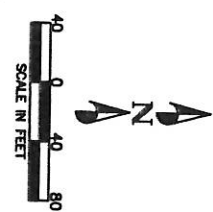
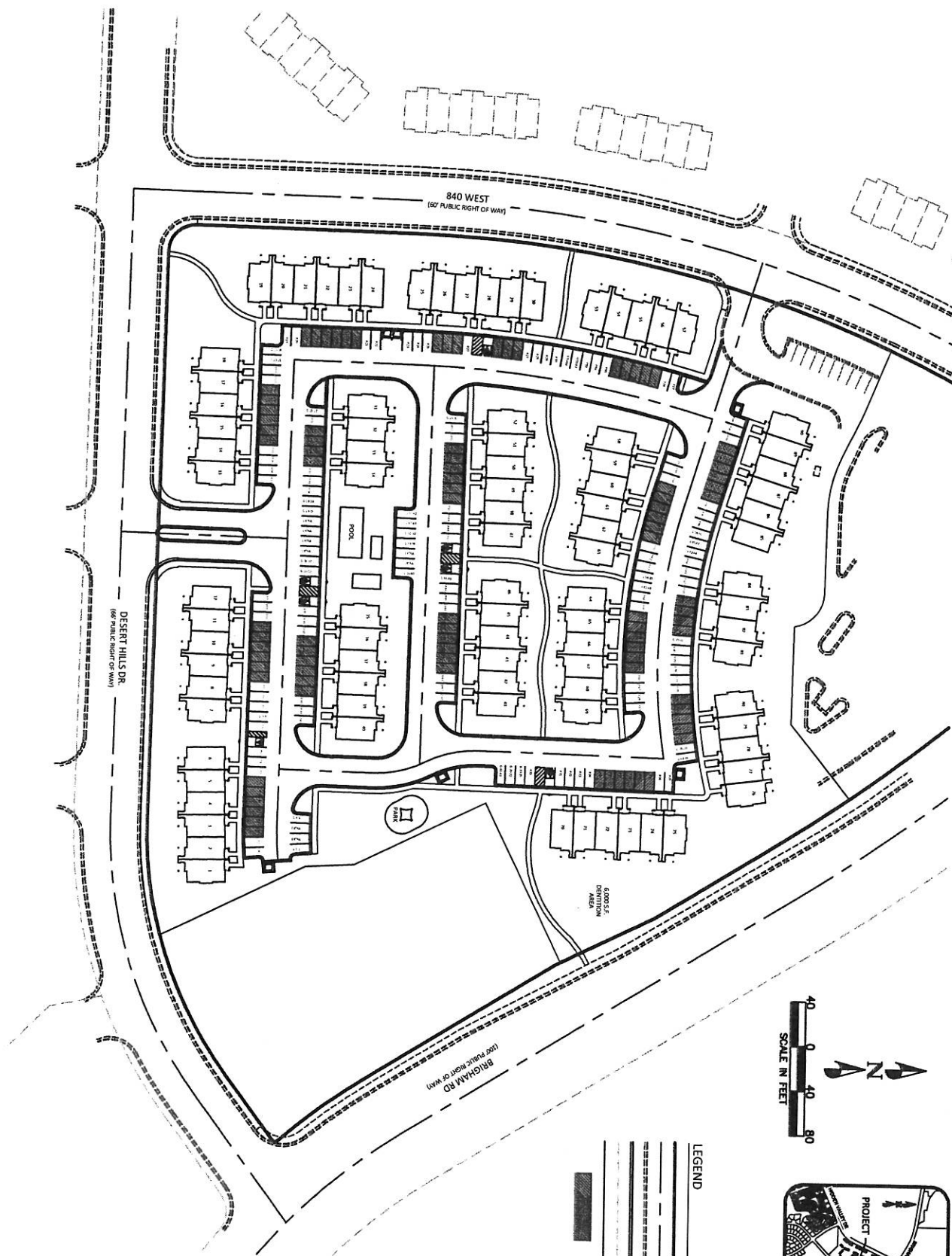
Streets: The project will be served by two public streets on the south and east of the property. The main access into the project will be Desert Hills Dr. The project will also be accessible from 840 West.

Building Heights: The buildings are two-story townhomes and will be a maximum height of 27'. Buildings are permitted up to 35' without special approval.

Staff Comments:

1. The applicant has submitted a colored site plan, colored elevations and a color materials board as required.
2. Buildings must meet setback and building separation requirements for the PD zone.
3. Building permits for construction must be obtained within eighteen (18) months or property will revert back to the previous zone.
4. The applicant is requesting density above the MDR range, which requires specific findings, per 10-8-5:C

Existing townhouses are located to the west and in the vicinity of the project. In addition, the other two properties are schools and commercial uses. The request to increase the density does not appear to be out of character for the neighborhood. The burden is on the applicant to provide information regarding if they meet code requirements for increasing the density. Any motion for the application should specifically address the request to increase density and make the appropriate findings.



LEGEND

- RIGHT OF WAY LINE
- STREET CENTERLINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED COVERED PARKING

DEVELOPMENT SOLUTIONS, INC.
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS,
 120 East St. George Blvd Suite #300
 St. George, UT 84770
 Office (435) 628-2121 • Fax (435) 674-3553
 www.developmentsolutions.co

PROJECT NAME: **DESERT HILLS TOWN HOMES**
 DESERT HILLS DR. ST. GEORGE, UT 84790
 SHEET NAME: **PARKING PLAN**

NO.	DESCRIPTION	DATE	APP'D

DESIGN

DATE: MAY 2013

DRAWN BY: LA

CHECKED BY: LA

PROJECT NO.: 13-006

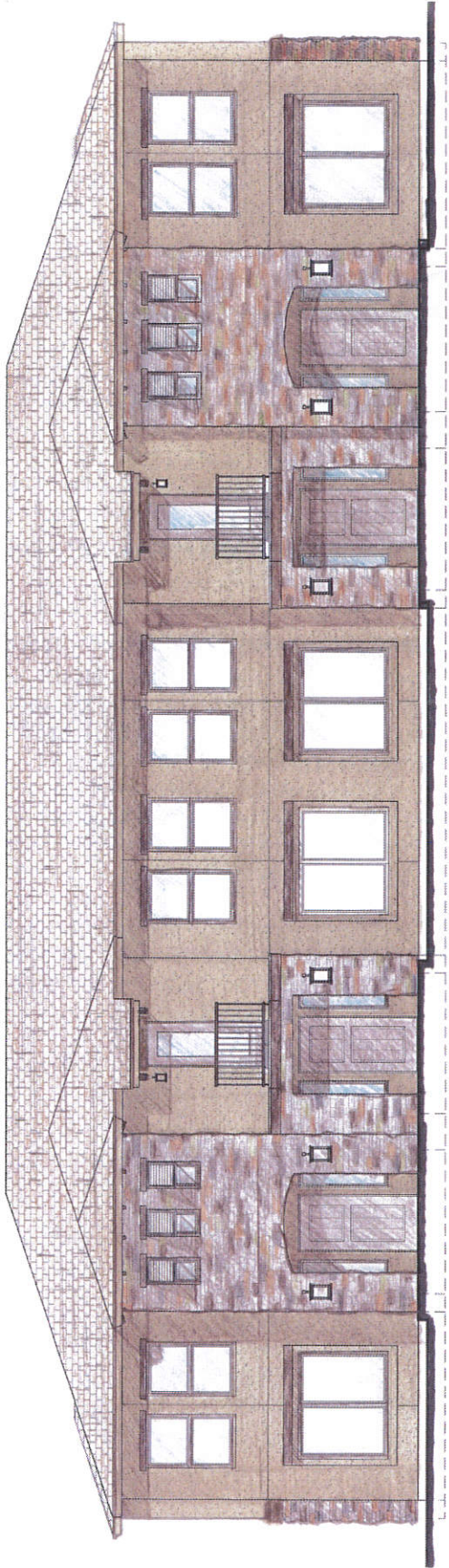
SCALE: 1"=40'

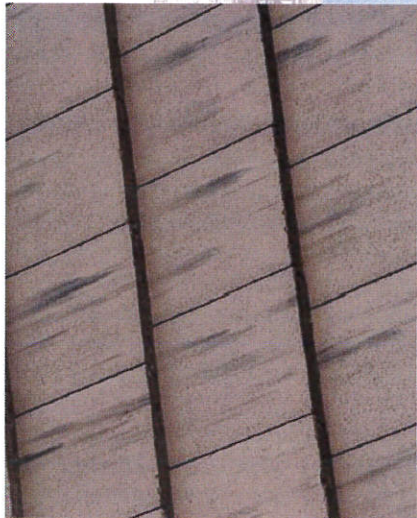
P-1

1 OF 1 TOTAL









Concrete Tile Roof
Eagle, Bel Air 4502 Arcadia

CONCRETE TILE ROOF
STUCCO
DECORATIVE IRON SHUTTER
IRON ROOF
RED STONE



Exterior Stucco Color "A"
Atlantic Shore

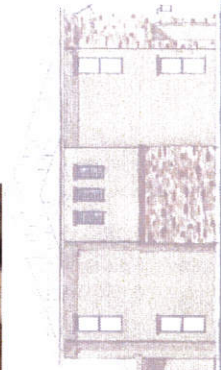
Exterior Stucco Color "B"
Sagebrush

FRONT ELEVATION



Exterior Stucco Color "C"
Bronze

Bermuda Shutter Example
Flat Black Powder Coated Finish

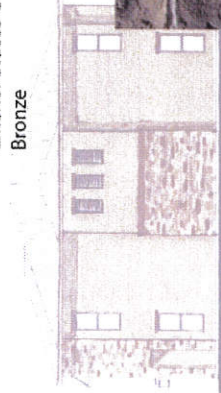


LEFT SIDE ELEVATION



Exterior Cultured Stone
Coronado Stone Products
Tuscan Villa, Prairie Moss

RIGHT SIDE ELEVATION



MATERIAL / COLOR SAMPLES - DESERT HILLS TOWN HOMES

ST. GEORGE, UTAH



JAMES DERRY ARCHITECT PC

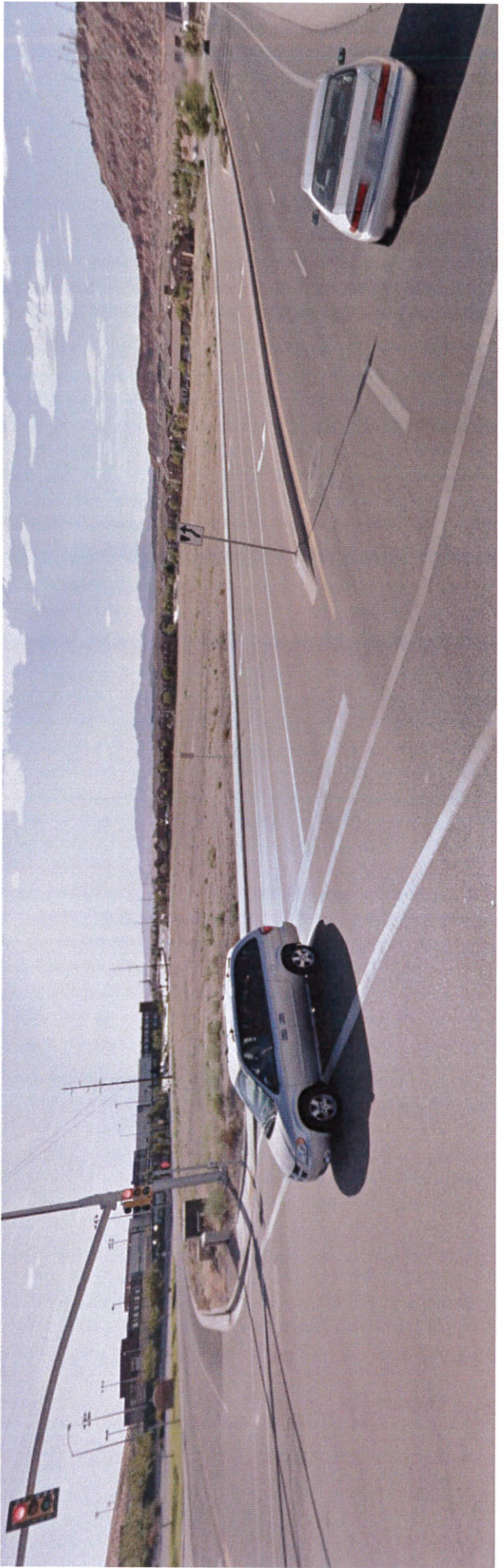


DESERT HILLS
TOWNHOMES
LANDSCAPE CONCEPT

DESIGN DEVELOPMENT SOLUTIONS, INC.
11111 N. 111TH AVENUE, SUITE 100
SCOTTSDALE, AZ 85257
TEL: 480.345.1111
WWW.DESIGNDEVELOPMENT.COM

NO.	DATE	DESCRIPTION
1	11/11/11	CONCEPT DESIGN
2	11/11/11	LANDSCAPE CONCEPT
3	11/11/11	FINAL DESIGN
4	11/11/11	CONSTRUCTION

LS
1 OF 1 TOTAL





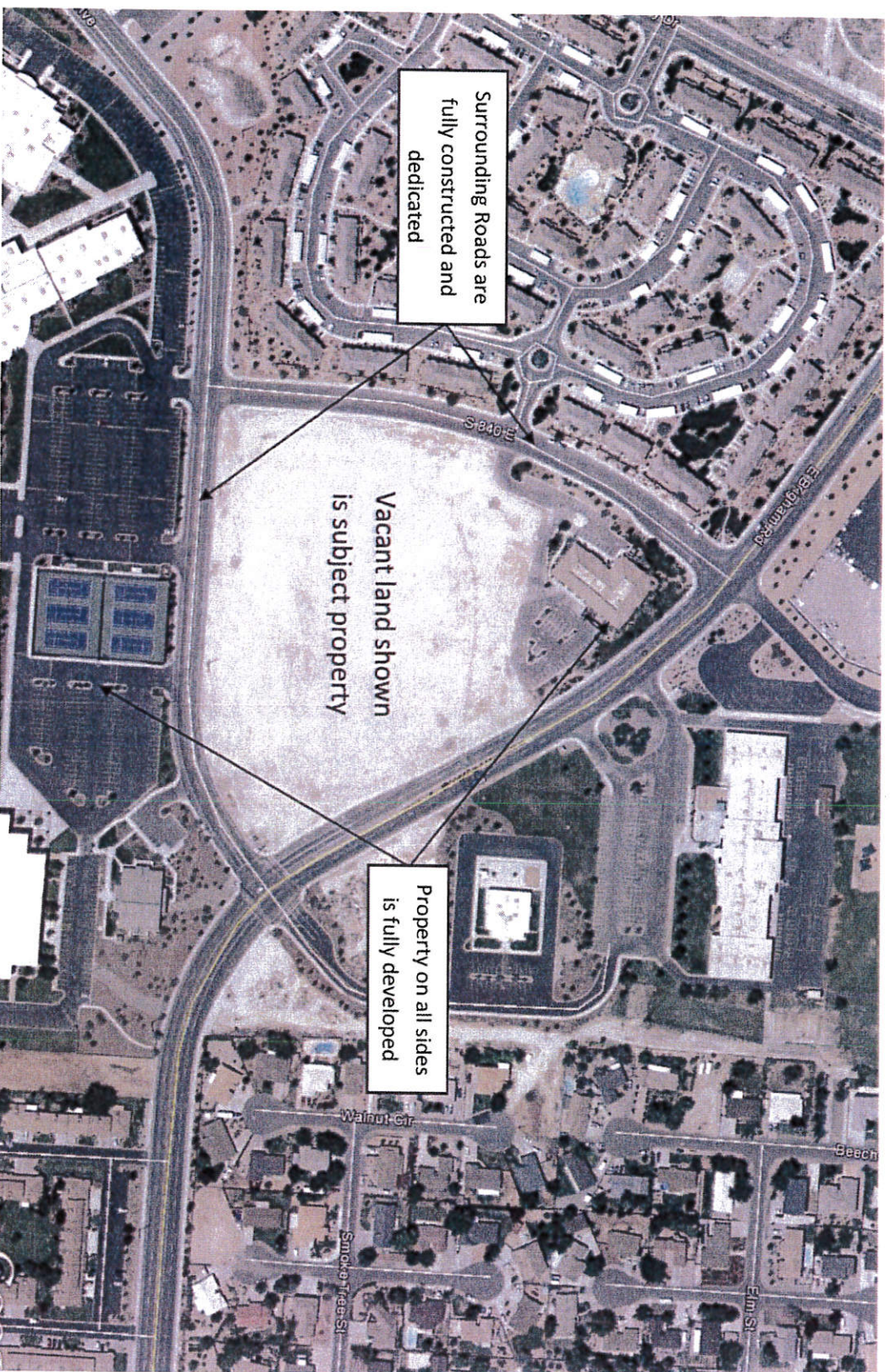
Desert Hills Townhomes PD Amendment Approval Justification

Desert Hills Townhomes proposes to construct a 90 unit Townhome project to fill an important niche in the entry level housing market in St. George. This thoughtfully planned neighborhood is designed to fit in nicely to the surrounding area. The units are two story 3 bedroom and 2.5 bath townhomes which reflect Tuscan architectural elements such as stonework facades, arched entryways, Juliet balcony, Bermuda Shutters, and tile roofs. The attractive arrangement of open space, parking and recreation areas will create an attractive neighborhood feel.

We are requesting approval of our project as proposed in our application.

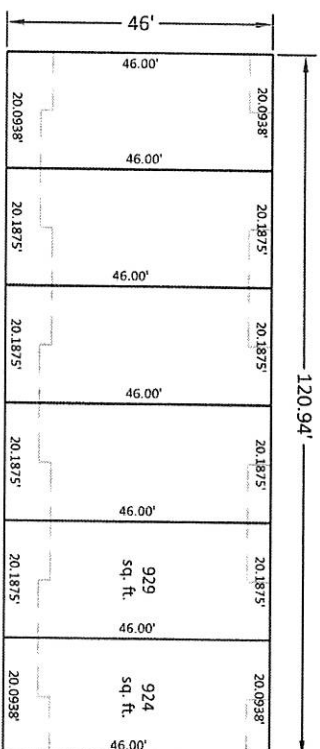
1. Provides a much needed entry level product in the St. George housing market. Many buyers are currently priced out of the market.
2. The site is an Infill site. All of the developable land surrounding this property has been developed by schools and residential housing. Desert Hills High School, Desert Hills Middle School, and the Desert Hills Seminary are to the west of the project site. Bloomington Hills elementary school and other Washington County School District facilities are existing facilities to the north of the site. Hidden Valley Townhomes is to the west of the project site.
3. The zoning ordinance allows increased density as the proposed project (10-8-5.c)
4. The proposed project is in harmony with the scale and density of nearby well established attached residential housing projects namely; Hidden Valley Townhomes ,The Cottages at Fossil Hills, Fountain Heights, and Casitas at Hidden Valley.
5. The MDR density limit has been previously been exceeded by Hidden Valley Townhomes.
6. The current General Plan density limit range of MDR to HDR is an awkward jump from 9 units per acre to 22 units per acre. Our proposed project accommodates a reasonable layout that fits the scale of the neighborhood without increasing the height and footprint to what could otherwise not fit the neighborhood as well.

Desert Hills Town Homes Infill Exhibit



PLATTED DIMENSION SIZE COMPARISON

Site plan of the proposed 854 sq. ft. building footprint. The plan shows a rectangular building with a total width of 20.25' and a total depth of 121.5'. The building is divided into two main sections: a front section (38.00' x 8.00') and a rear section (38.00' x 8.00'). The front section is labeled '854 sq. ft.' and the rear section is labeled '854 sq. ft.'. The building is surrounded by a 10.58' wide buffer zone. The plan also shows a 9.67' wide strip on the left side of the building.



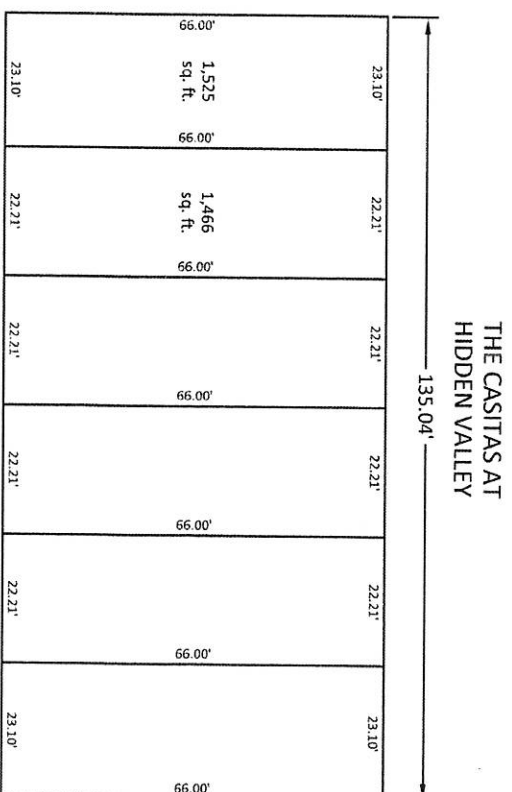
The site plan shows a property with a total width of 121.52'. The property is divided into six rectangular lots, numbered 784, 790, and 34.58' from left to right. The lots are arranged in two rows of three. The dimensions of the lots are as follows:

Lot Number	Width (ft)	Depth (ft)	Frontage (ft)
784	34.58'	20.15'	20.39'
790	34.58'	20.19'	20.39'
34.58'	34.58'	20.19'	20.39'

The plan also shows the following dimensions:

- Street frontage: 20.39' (top left), 20.19' (top middle), 20.19' (top right), 20.39' (bottom right), 20.19' (bottom middle), 20.39' (bottom left).
- Side setbacks: 8.00' (top left), 8.00' (top middle), 8.00' (top right), 8.00' (bottom right), 8.00' (bottom middle), 8.00' (bottom left).
- Side setbacks: 9.67' (top left), 9.67' (top middle), 9.67' (top right), 9.67' (bottom right), 9.67' (bottom middle), 9.67' (bottom left).

A north arrow is located in the bottom right corner of the plan.



Desert Hills Town Homes

PD Zone Written Text

Hidden Valley Commercial Minor Subdivision Lot 2

A Town Home Development at 840 East and Desert Hills Dr.

Development Solutions Group is pleased to present our vision for a new town home development located at 840 East and Desert Hills Dr. We are requesting a PD Zone Change amendment for an attached product that will be spelled out in this narrative, with accompanying exhibits. We are excited about the location of Desert Hills Town Homes and its proximity to established schools, churches, major roadways, and commercial locations within the southern portion of St. George City. We feel this will provide a needed attainable housing option for residents that live and work in the city.

We are proposing to provide a product that is consistent in appearance and scale with the surrounding neighborhoods.

A. Use of Land

The development site consists of 7.89 acres with 90 town homes units proposed. The town homes are a mixture of 4, 5, and 6-plex buildings. Units will be individually owned and rentable. Proposed building land coverage is 22 % of the site. Outdoor parking will be provided per St. George City standards. Landscaping will cover 39% of the area and a masonry / wrought iron privacy wall will be installed around the perimeter (see attached photo exhibit for concept). Approximately 18,000 sq. ft. will be used for pool and recreation areas. No club house will be provided.

B. Height and Elevations

We are using a "Tuscan" town home style unit with a stucco/rock exterior and a tile roof. Units will be consistent in appearance and size to those in the surrounding area. The units will have a maximum height of 27 feet. Floor plans will include 3 finished bedrooms and 2 1/2 bathrooms. Please refer to the renderings to fully visualize the exterior look of the buildings.

C. Density

The project is designated Medium Density Residential (MDR) in the General plan. MDR allows 9 units per acre. We are requesting approval for a higher density of 11.4 units per acre based on St. George City Code section 18-8-5C, and the following findings: 1. The proposed development is an infill development with surrounding land already developed. 2. The proposed dwellings will be platted for individual ownership, and 3. The density and building scale of the proposed units are similar in scale to the neighboring Hidden Valley Town Homes Development.

D. Schools, Churches and Open Spaces

The PD zone requires a minimum of 30% open space (2.37 acres), with this development we are proposing 39% (3.124 acres). This project is adjacent to 3 tiers of schools and in close proximity to existing churches.

E. Phasing Plan

It is proposed to develop the project in two phases. The first phase will consist of 53 units and the pool and recreation areas.

F. Topography

The historical use of the land was undisturbed band land terrain. The site was graded along with the surrounding development in 2006. The site slopes from south to north and drains toward existing roads and underground storm drain facilities.

G. Landscape Plan

We are using desert themed landscape and will incorporated small turf areas for diversity. The proposed landscape plan is included with this narrative as an exhibit.

H. Area Reserved For Landscaping

39% (3.124 acres) of the area will be dedicated to landscape. Refer to the Landscape plan exhibit.

I. Utilities

All utilities are available for connection along the existing roadways. The sewer will flow to the northwest and tie into a stub from lot 1. Water can be looped through the site by tying into water lines in Desert Hills Dr. and 840 East. Power, communication, and gas connections can be made in the underground facilities along 840 East and Desert Hills Dr. New Transformers will be installed internally and will be screened by the perimeter privacy wall. An existing overhead power line runs along Desert Hills Drive. Storm drain facilities can be connected to stubs provided in previously installed underground facilities.

J. Refuse Storage Areas

Refuse storage areas shall be screened by individual masonry fences as well as screened by the perimeter privacy wall.

K. Lighting Plan

The surrounding road ways have existing lighting consistent with St. George City Standards. Small lap post poles will be provided at entries, and recreation areas. Interior lighting will be provided by lights attached to the buildings.

L. Turning Space

The road layout is a loop to allow for the best possible flow of traffic and for public safety and refuse access. 25 foot wide travel lanes are provided with standard 25 foot radius curb returns provided at intersections. There is one dead end road with a travel length of 72 feet which less than the 150 foot maximum allowed in the Fire Code.

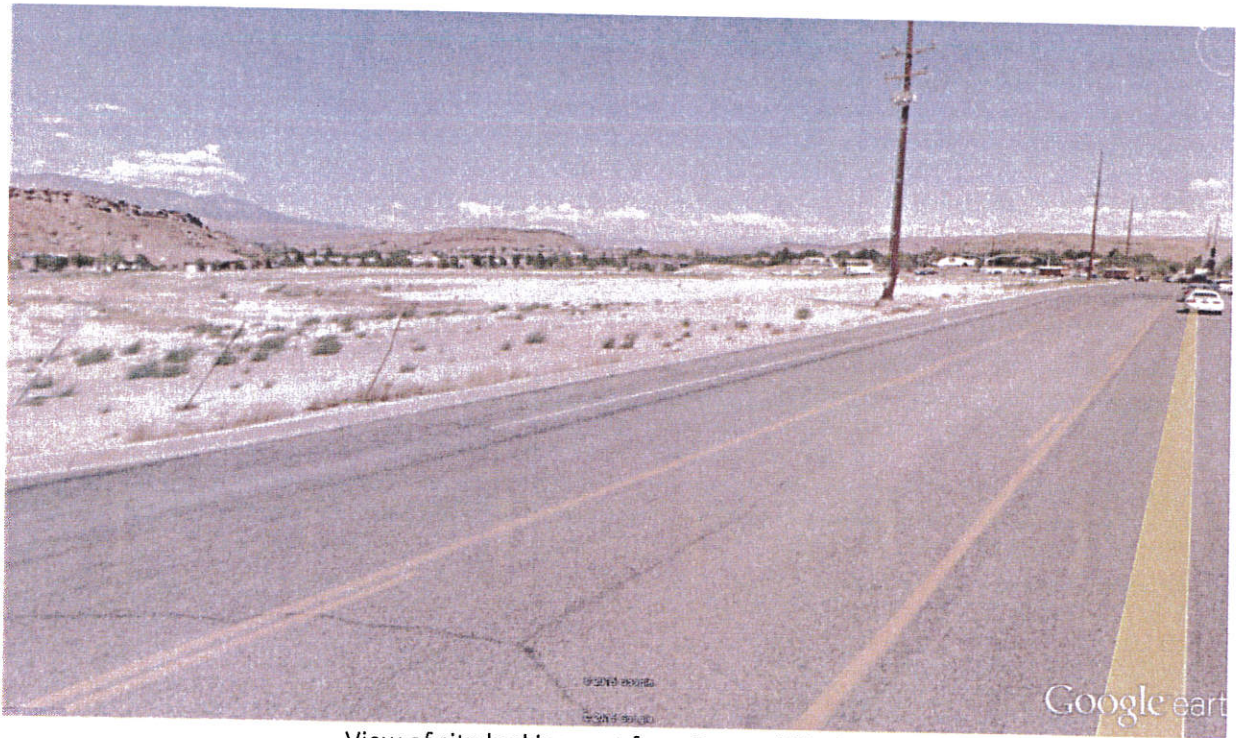
M. Signs

There will be a project monument sign located near the entrance point of the development on Desert Hills Dr. to welcome residents and guests.

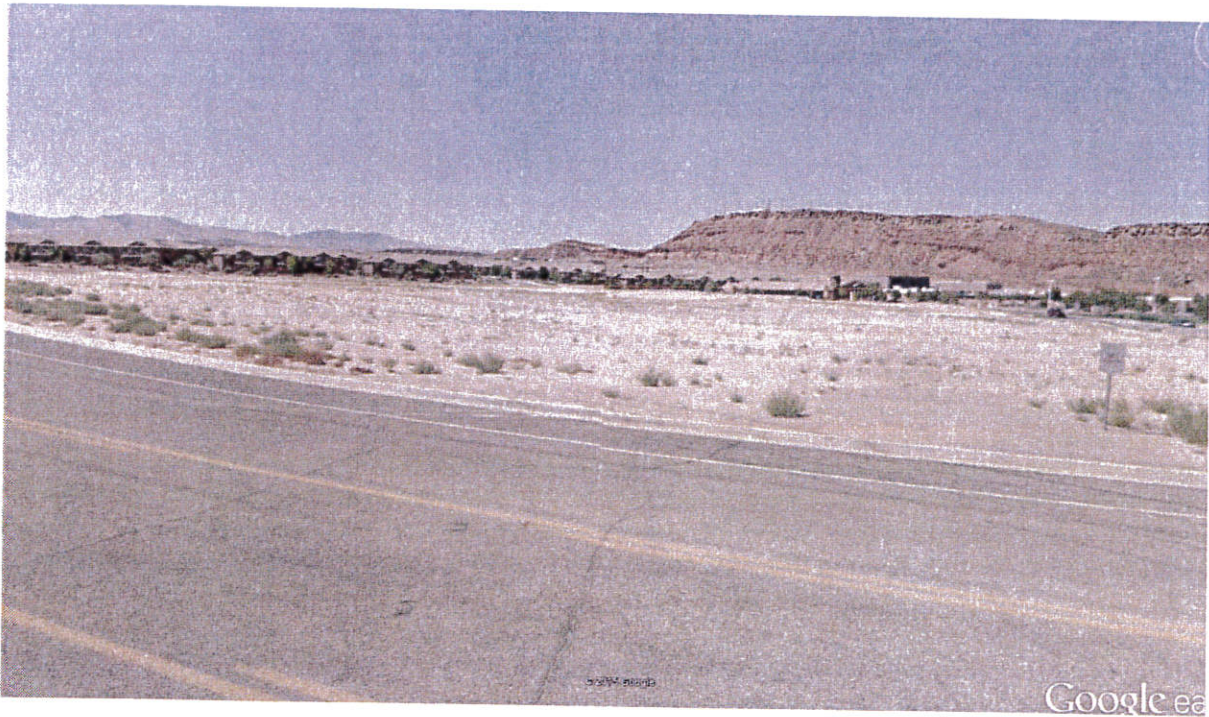
Photo Exhibits



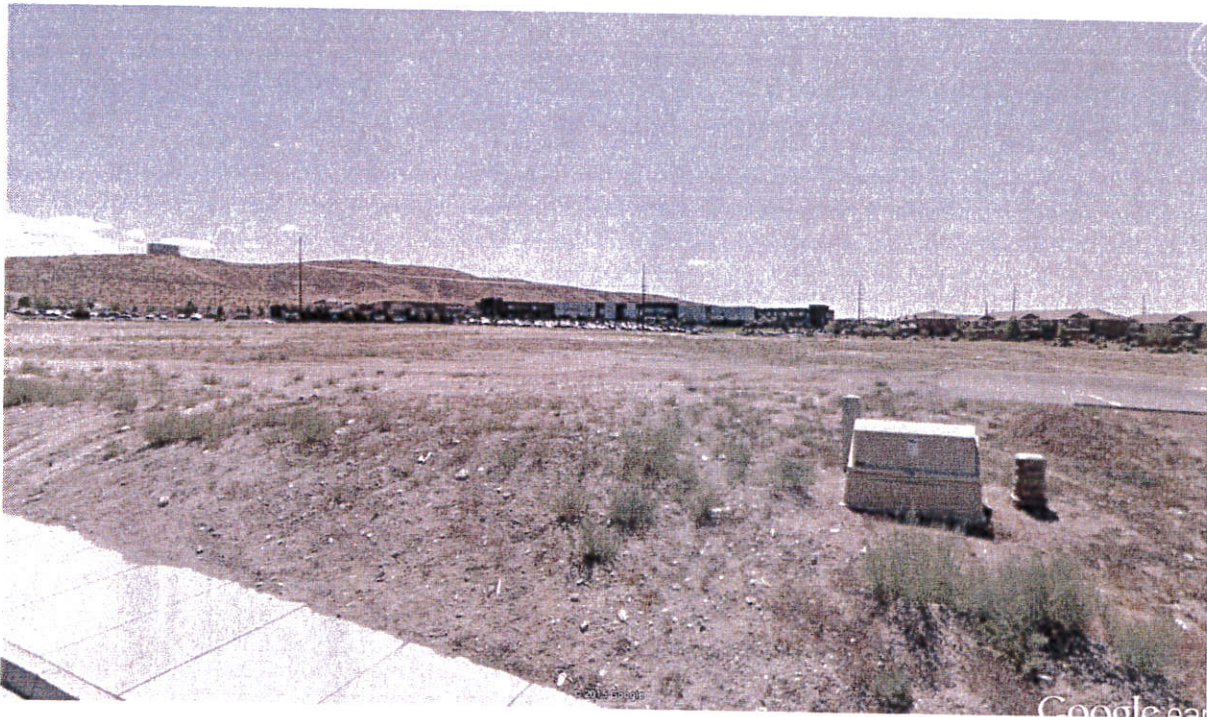
Perimeter masonry / wrought iron privacy wall Concept



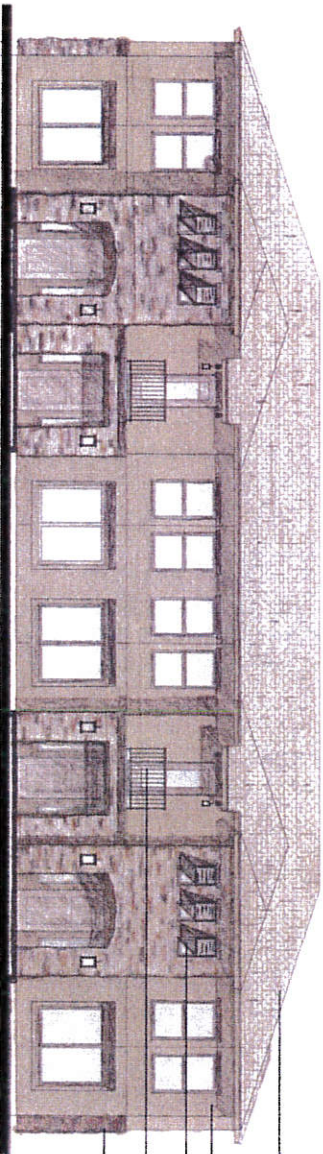
View of site looking east from Desert Hills Dr.



View of site looking northwest from Desert Hills Dr.

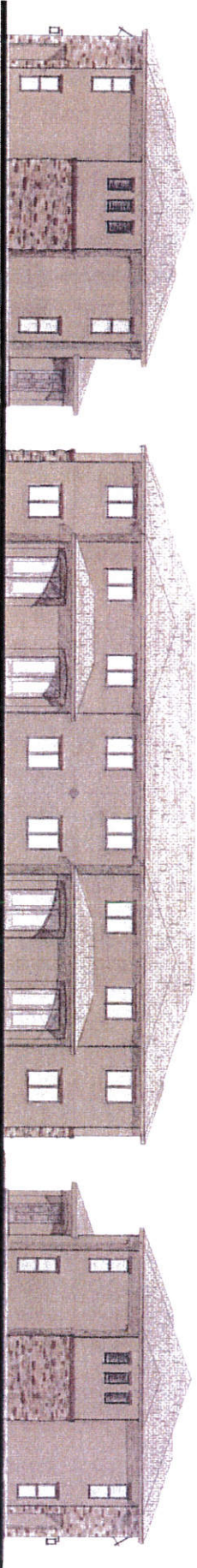


View looking southwest from Brigham Road.



FRONT ELEVATION

- CONCRETE TILE ROOF
- STUCCO
- DECORATIVE IRON SHUTTER
- DECORATIVE IRON RAIL
- MANUFACTURED STONE



RIGHT SIDE ELEVATION

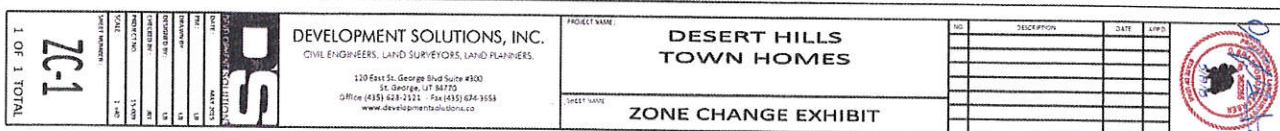
REAR ELEVATION

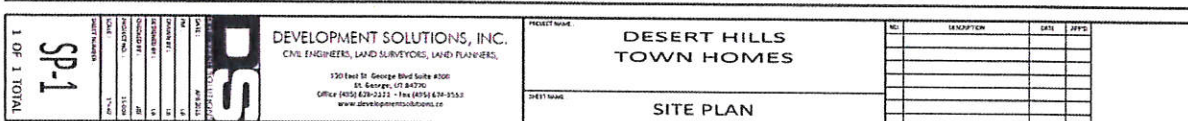
LEFT SIDE ELEVATION

BUILDING ELEVATIONS - DESERT HILLS TOWN HOMES

ST. GEORGE, UTAH







**PD ZONE CHANGE
PLANNED DEVELOPMENT (PD)
APPLICATION & CHECKLIST**



I. PROPERTY OWNER(S) / APPLICANT & PROPERTY INFORMATION

LEGAL OWNER(S) OF SUBJECT PROPERTY: Utah State School & Trust Lands

MAILING ADDRESS: 675 E 500 South Ste 500

PHONE: _____ CELL: _____ FAX: _____

APPLICANT: Development Solutions Group, Inc
(If different than owner)

MAILING ADDRESS: 120 East St. George Blvd #300

PHONE: 435-628-2121 CELL: _____ FAX: _____

EMAIL ADDRESS(ES): ryan@developmentsolutions.co

CONTACT PERSON / REPRESENTATIVE: Ryan Thomas
(i.e. Developer, Civil Engineer, Architect; if different than owner)

MAILING ADDRESS: 120 East St. George Blvd #300

PHONE: 435-628-2121 CELL: _____ FAX: _____

EMAIL ADDRESS(ES): ryan@developmentsolutions.co

A general description of the property location is as follows: (Give approx. street address, general location etc., and attach a vicinity map or property plat showing the subject property and the surrounding areas.) Include a **colored** site plan and **colored** landscape plan, and **colored** elevation drawings (all four sides) suitable for presentations in public meetings.

The Zone Change becomes effective on the hearing date if approved by the City Council. A PD (Planned Development Residential Zone *is approved for a period of 18 months only* unless building permits have been issued and the project commenced prior to 18 months from the above hearing date.

OFFICE STAFF USE ONLY

CASE #: 20 5-ZC-014 FILING DATE: 5/1/15 RECEIVED BY: [Signature] RECEIPT #: 43716
*FEE: \$500 (Filing fee and 1st acre) + \$50.00 per ac for 2-100 ac and \$25 per ac 101-500 and \$10.00 per ac 501-plus

II. ADDITIONAL INFORMATION

Provide the following information: (Attach additional sheets if necessary)

1. What is the present zoning on the property? PD-R
2. What zone or zones are requested by this application? PD-R
3. Is the zone change in harmony with the present City General Plan? Yes ☒ No ☐
4. If no, what does the City General Plan propose for the subject property? MDR
(If the application is not in harmony with the City General Plan, a General Plan Amendment hearing will be required prior to the zone change request. General Plan Amendment hearings are held four (4) times per year in January, April, July, and October.

5. Total acreage of proposed zone change: 7.89
6. Are there deed restrictions against the property that might affect the requested zone change?
Yes ☐ No ☒

A copy of the deed restrictions, if any, may be submitted in support of the application and shall be submitted if contrary to the request zone change.

7. Has a Traffic Impact Study or Traffic Analysis been completed to determine any traffic impacts?
Yes ☐ No ☒

*IF YES, submit the Traffic Impact Study with the application for review by Traffic Engineering.
IF NO, a Traffic Impact Study will be required (if determined necessary at Planning Staff Review) to be submitted with the application and reviewed prior to approval by the City Council.*

8. Is the necessary utility capacity available (water, power, sewer and drainage) to serve the zone change?
Yes ☒ No ☐

Please describe the projected demand for utility services: 90 Town Home Units

III. SUBMISSION CHECKLIST FOR PD (PLANNED DEVELOPMENT) ZONE
(A COMPLETE ZONE CHANGE APPLICATION MUST BE SUBMITTED A MINIMUM OF 3 WEEKS PRIOR TO THE NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING)

Development/Project Name Desert Hills Town Homes

(Project name **must be** previously approved by the Washington County Recorder & City Planning Department)

Developer/Property Owner Development Solutions Group / Utah State School & Trust Lands Phone No. 435-628-2121

Contact Person/Representative Ryan Thomas Phone No. 435-628-2121

Licensed Surveyor Brad Peterson Phone No. 435-628-2121

PD ZONE CHANGE PROCEDURE

Step #1 **Meet with Planning Staff Review (PSR)**

Meetings are every Tuesday at 8:30 a.m. Call Community Development at 627-4206 to be scheduled for this meeting at least one day in advance.

Date of meeting: 4/14/15

Step #2 **Document Submission Checklist***

Legal Description Documents:

Submit the following documents: (These documents **must** be prepared by a licensed surveyor)

- ☒ 1. Described bearings on all documents must be rotated to HCN;
- ☒ 2. Legal description prepared on 8-1/2" x 11" sheet and signed by a licensed Surveyor;
- ☒ 3. Minimum size 8-1/2" x 11" graphical representation of Survey Boundary;
- ☒ 4. Legal description and Surveyed Site Plan (Record of Survey) drawing in DWG format on a CD for the GIS Department;
- ☒ 5. 24"x36" Surveyed Site Plan (Record of Survey) drawing sheet(s) for meeting exhibit

Other Submission Documents:

- ☐ 6. This Zone Change application form completed and signed;
- ☒ 7. Appropriate** Filing Fee: \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre
 $500 + 6.89 \times 50 = \$844.50$ **and** \$25 per acre 101-500 **and** \$10.00 per acre 501-plus
- ☒ 8. County ownership plat with boundary of zone change outlined;
- ☒ 9. List of property owners within 500' and **two sets** of mailing labels;
- ☒ 10. **Colored** Site Plan & Landscape Plan – minimum size 24" x 36";
- ☒ 11. Building elevation(s) – **Colored** renderings, all four building sides;



12. **Board mounted** materials and color samples (i.e. roof tile samples, stucco samples, stone samples, and paint color swatches, etc.);



13. For buildings over 35' ft in height also provide a **colored photo simulation**;



14. 8-1/2" x 11" reduction of the site plan, landscape plan, and building elevations;



15. Written text (as outlined in Zoning Ordinance Chapter 8, Section 10-8-4);



16. CD with the above images in JPEG, BMP or TIFF format and the written text in PDF format;



17. Deed Restrictions *if necessary* ;



18. Traffic Impact Study or Traffic Analysis *if necessary*

***Note:** *This application will be considered incomplete without the above documents*

****Note:** *There is NO FEE for acreage rezoned to Open Space*

Step #3 Planning Commission and City Council Hearings

Planning Commission usually meets the 2nd and 4th Tuesday of the month at 5:00 p.m. All applications, the legal description and surveyed site plan drawing (Record of Survey) must be complete and submitted at least 3 weeks prior to the meeting. Incomplete or inaccurate applications **will not** be accepted or scheduled. City Council sets a public hearing date after a recommendation from the Planning Commission, and then there is a 14-day advertising period prior to the public hearing.

Hearing Dates:

Planning Commission _____

City Council Set Date _____

City Council Hearing Date _____

Council Action _____

Filing Fee: \$500 (filing fee and 1st acre) + \$50.00 per acre for 2-100 acre **and** \$25 per acre 101-500 **and** \$10.00 per acre 501-plus - NO FEE for acreage rezoned to Open Space

IV. COMMENTS

1. Please be aware that, if determined necessary by City staff, Planning Commission and the St. George City Council, additional information and/or special studies may be required to review the project. These may include, but are not limited to: Additional Color Renderings, Photo simulations, Computer fly-bys, Site Section Cuts, Color 'Bird's Eye' renderings, and additional color swatches and building materials.
-

2. Until the following information is submitted, your application will be considered incomplete:

3. Required site improvements such as pavement for parking areas, curb and gutter, privacy walls, landscaping, storm drain facilities, and all other improvements required under City Ordinance shall be completed prior to the issuance of a certificate of occupancy or approval for permanent electric power service. In the event such improvements cannot be completed prior to receiving permanent or a certificate due to weather conditions or other unusual circumstances, a financial guarantee in the form of a cashiers check, bond, escrow, or other financial guarantee acceptable to the City attorney shall be provided to the City guaranteeing that such improvements will be fully completed within ninety (90) days of the issuance of permanent power and/or a certificate of occupancy.

V. APPLICANT AGREEMENT

We the undersigned applicant(s) Ryan Thomas / Development Solutions Group
(is)(are) the owner(s) _____
or (agent) of the following legally described property and request the zone change as described above.
(Exact legal description and surveyed site plan (Record of Survey) drawing prepared and stamped by
licensed surveyor, and/or property ownership plat must accompany application and must be attached
hereto along with the legal description and the surveyed site plan (Record of Survey) drawing in
DWG format on CD.) The legal description, if separated from the surveyed site plan (Record of
Survey) drawing, must be stamped, signed, and dated, and have a firm name or surveyor's name address
and phone number. Note: Surveyed Site Plan (Record of Survey) drawing and legal description shall
comply with the pertinent subdivision Final Plat Checklist requirements.

Signature

120 East ST. George, Blvd #300 ST. George, UT 84700
Address

Signature

Address

Signature

Address

Signature

Address

Signature

Address

Attach additional sheets if necessary for additional owners.

ITEM 7

Zone Change

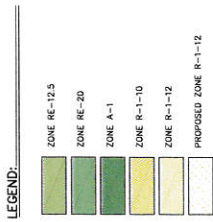
PLANNING COMMISSION AGENDA REPORT: **05/12/2015** (Tabled)
PLANNING COMMISSION AGENDA REPORT: **05/26/2015** (Tabled)
PLANNING COMMISSION AGENDA REPORT: **06/09/2015**

ZONE CHANGE

Cove at Little Valley

Case No. 2015-ZC-013

Request:	To rezone an approximately 13.36 acre parcel from RE-20 (Residential Estate 20,000 sq. ft. minimum lot size) to R-1-12 (Single Family Residential 12,000 sq. ft. minimum lot size). The property is located on the south side of Horseman Park Drive, and generally between Little Valley Road and 2350 East.
Applicant:	Sullivan Field LLC 558 E Riverside Dr Suite 102 St. George, Utah 84790
Representative:	Mr. Shaun Sullivan
Area:	13.36 acres
Current Zone(s):	RE-20 (Residential Estate 20,000 sq. ft. minimum lot size)
General Plan:	LDR - Low Density Residential (Up to 4 du/acre)
Density:	Up to 4.0 du/acre
Adjacent zones:	North: RE-20/RE-12.5 Sunrise Ridge Intermediate School East: A-1 Existing Residential South: R-1-12/RE-20 Existing Residential West: R-1-12 Vacant Property
Project:	This zone change, if approved would allow for the future submittal of residential subdivision plats.
Comments:	The proposed zone change is consistent with the General Plan Land Use Map and is adjacent to R-1-12 to the south and west. Staff finds that this change is in harmony with the current General Plan of this area and Staff recommends approval.



ITEM 8

GUESTHOUSE/POOL HOUSE

PLANNING COMMISSION AGENDA REPORT: 06/09/2015

GUEST HOUSE

Case No. 2015-GH-004

Request: Consider a request for a guest house / pool house (livable area) to exceed the maximum allowable floor area of four hundred square feet (400 sq. ft.). This request is for approximately a six hundred square feet (600 sq. ft.) floor area. The structure would have one changing room and one bathroom both accessible only from the outside (*approx. 5'-6" x 20' = 110 sq. ft.*), a three sided mechanical room accessible only from the outside (*approx. 5'-6" x 20' = 110 sq. ft.*), and the interior 'livable' / gathering space (*approx. 19' x 20' = 380 sq. ft.*) which includes a kitchenette (small sink, microwave, and under counter refrigerator). No bathroom is shown in the interior area.

Applicant: Terri Larkin

Owner: Teri Larkin
643 Saratoga Drive
St George, Utah 84790

Representative: Rosenberg Associates

Property: The property is located at 643 Saratoga Drive and is Lot 18 of the Bloomington Ranches Phase 6 residential subdivision

Current Zone: R-1-10 (Single-Family Residential – 10,000 sq ft. minimum lot size).

Ordinance: As Per Ordinance 10-14-23: "Guest Houses" section (F) reads... *"Requests exceeding 400 sq. ft. shall be submitted to the Planning Commission for review and consideration at a regularly scheduled meeting."*

Setbacks: It is proposed to place the structure in the southeast corner of the property at eleven feet (11') from the rear property line and eleven feet two inches (11'-2") from the east property line (*see site plan*).

Height: Approx. Eleven foot six inches (11'-6")

Comments: Rosenberg Associates has prepared a structural Engineering Report for a "Pool House" at this location (Project No. 8976-15) and is submitted with the building permit.

The actual 'livable area' is less than the maximum 400 sq. ft., but when combined with the outside changing rooms, and the mechanical room it results in a 600 sq. ft. structure. However, it does exceed the maximum allowed square footage without Planning Commission approval.

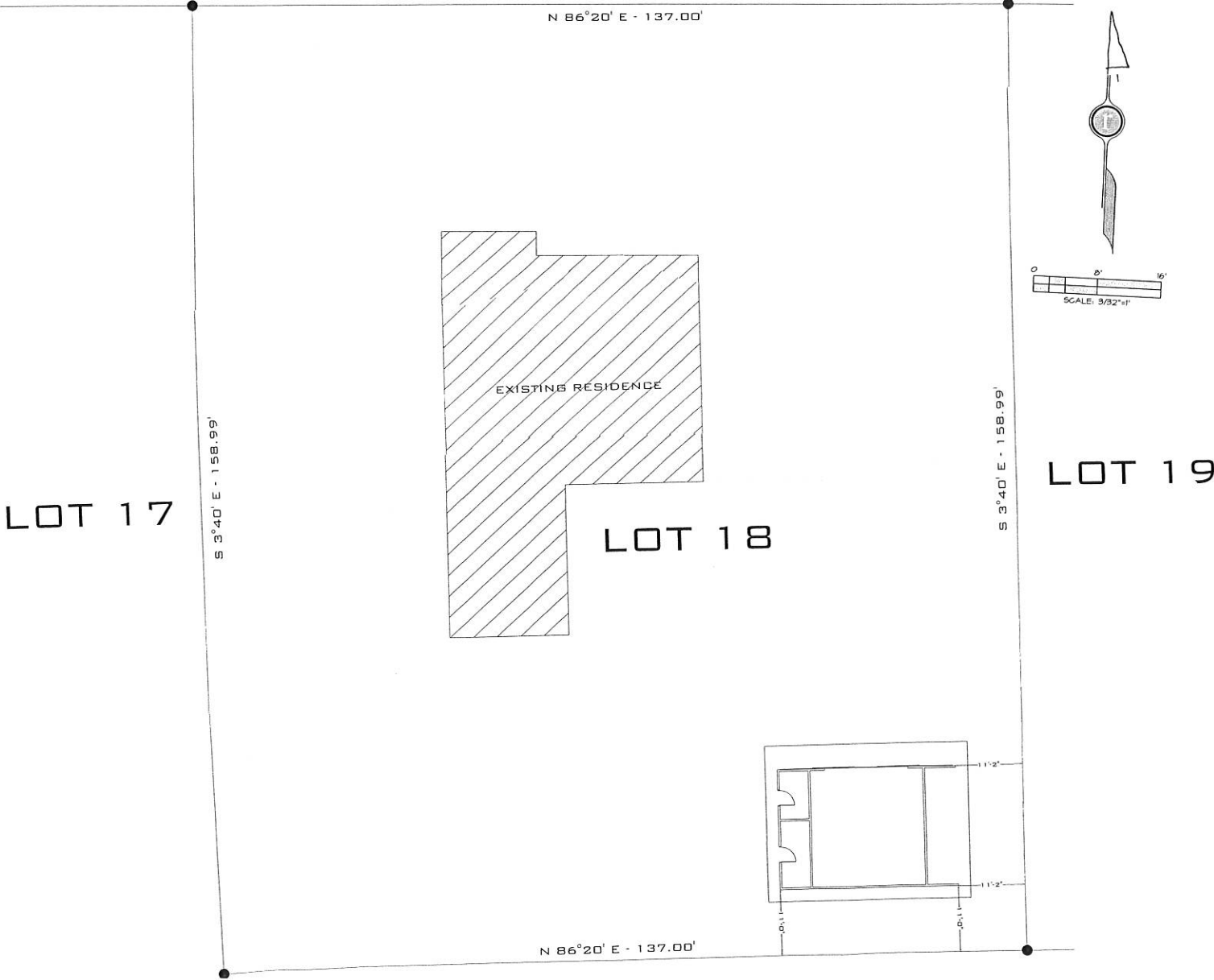
The intent of the guest house ordinance is to provide a small **temporary residence** and not a large secondary dwelling unit. Additionally, the Guesthouse / Pool House will be required to have all of its utilities come from the main dwelling.

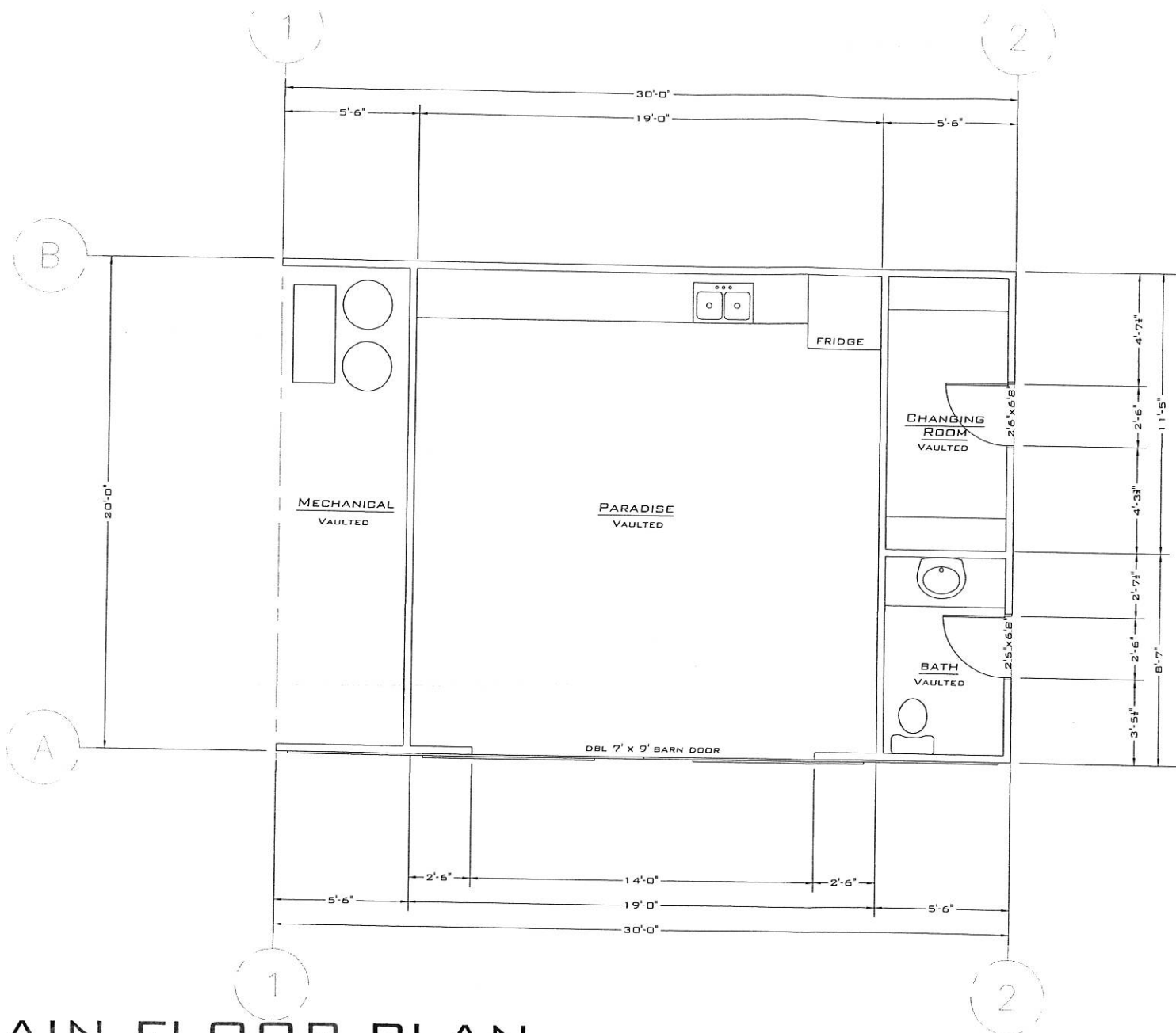
The R-1-10 Zone allows for guest homes and as per Ord.10-14-23(C), the **minimum lot size must be 10,000 sq. feet**. The lot size of this property is approximately 21,000 sq. ft. or 0.48 acres in size.

The applicant will be required to sign the necessary **deed restriction** for the guesthouse indicating that it will not be rented or leased independent of the main dwelling, prior to the issuance of the building permit. The deed restriction will be recorded with the Washington County Recorder's office. Planning Commission may require an additional restriction on the basement, regarding the area being used as habitable space. The guesthouse appears meets all other requirements.

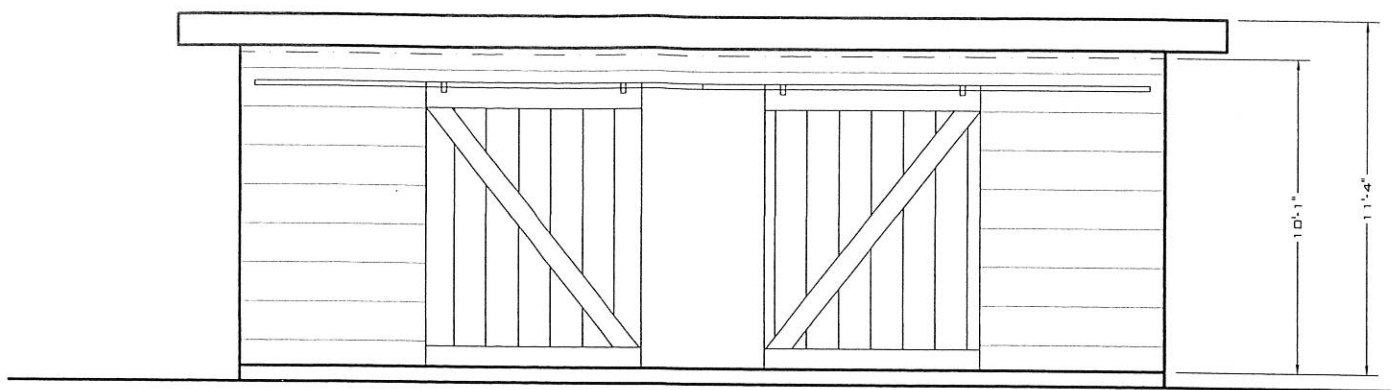
1. ALL SMOKE ALARMS TO BE 120V POWERED BATTERY BACKED-UP AND INTERCONNECTED.
2. CO DETECTORS ON EACH LEVEL TO BE 120V POWERED BATTERY BACKED-UP AND INTERCONNECTED.

SARATOGA DRIVE

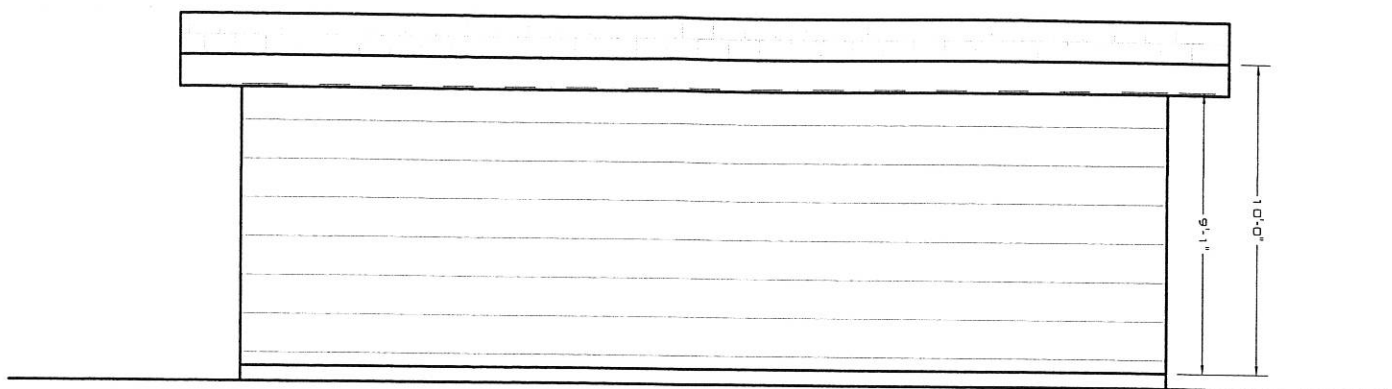




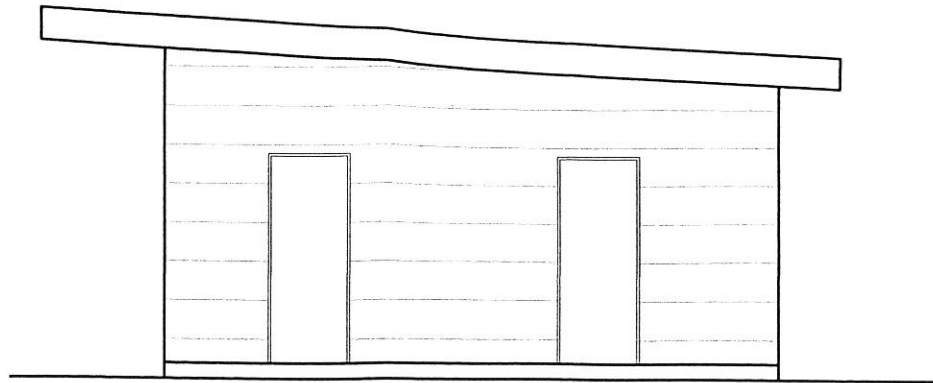
MAIN FLOOR PLAN



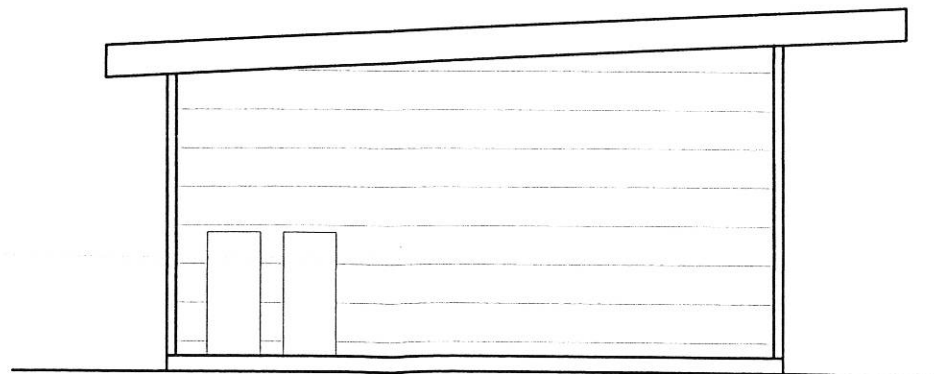
FRONT ELEVATION



BACK ELEVATION

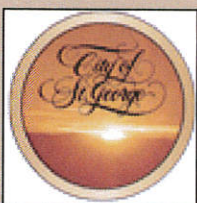
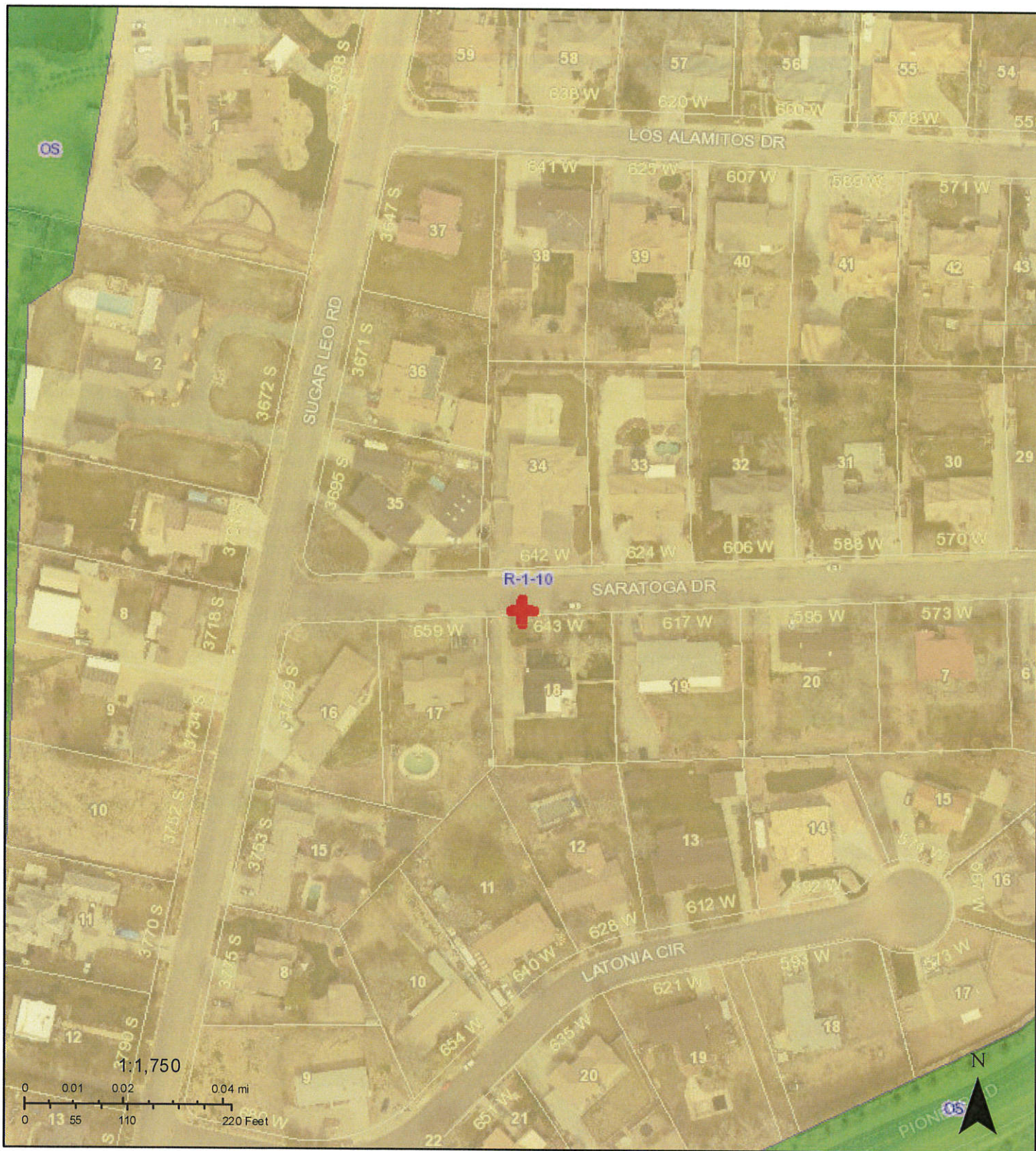


LEFT ELEVATION



RIGHT ELEVATION





Zoning

Made by the City of St. George GIS Department
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

May 28, 2015



Area

Made by the City of St. George GIS Department
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

May 28, 2015

Account 0143407Location

Account Number 0143407

Parcel Number SG-BR-6-18

Tax District 08 - St George City

Situs 643 W SARATOGA DR , ST GEORGE

Acres 0.50

Legal Subdivision: BLOOMINGTON
RANCHES 6 AMD (SG) Lot: 18

Child Accounts

Child Parcels

Parent Accounts

Parent Parcels

Owner

Name DICKERT TERILYN L

4207 S ACHILLES DR

SALT LAKE CITY, UT 84124

Value

Market (2014) \$271,400

Taxable \$149,270

Tax Area: 08 Tax Rate: 0.011588

Type Actual Assessed AcresPrimary \$271,400 \$149,270 0.500
ImprovedTransfers**Entry Number**[20150001198](#)[20130013568](#)[20130010745](#)[20120017136](#)[20120011116](#)[20060059293](#)**Recording Date**[01/13/2015 02:16:28 PM](#)[04/11/2013 02:15:00 PM](#)[03/22/2013 04:40:17 PM](#)[05/24/2012 09:27:42 AM](#)[04/05/2012 03:25:17 PM](#)[12/21/2006 11:54:46 AM](#)"Tax"Images**Tax Year****Taxes**

2014 \$1,729.74

2013 \$2,882.71

- [GIS](#)



**GUESTHOUSE / CASITA
PERMIT APPLICATION**

\$100.00 Application Fee



I. PROPERTY OWNER(S) / APPLICANT INFORMATION

PROPERTY OWNER/APPLICANT: Teri Larkin
MAILING ADDRESS: 1043 Saratoga Dr.
PHONE: 801-949-4824 CELL: 801-949-4824 FAX: —
E-MAIL ADDRESS: terilyn.larkin@hotmail.com
ADDRESS OR LOCATION OF SUBJECT PROPERTY: 1043 Saratoga Dr.
St. George, UT 84790
CONTACT PERSON / REPRESENTATIVE (if applicable): Teri Larkin
PHONE: 801-949-4824 CELL: 801-949-4824 FAX: —
E-MAIL ADDRESS: terilyn.larkin@hotmail.com

II. PROPERTY INFORMATION

ZONING: — LOT ACREAGE: 21,000 sq. ft. SUBDIVISION: Bloomington Ranches
TAX I.D. NUMBER / PARCEL SERIAL NUMBER: —
SUBDIVISION PHASE NUMBER: 60 LOT NUMBER: 18

III. SUBMITTAL CHECKLIST FOR STRUCTURES 400 SQ. FT. OR LESS

COMPLETE SECTIONS III & V (Complete Section IV & V for Planning Commission submittals)

- ☐ 1. - Completed and Signed **General Information Form** (*This application*) and \$100.00 Fee;
- ☐ 2. - Two (2) **sets of plans in 11" x 17" format** that include a fully dimensioned Site Plan (*see Section V*), Floor Plan and Elevation drawings showing all four sides of the proposed structure;
- ☐ 3. - **Staff will provide the applicant** with a completed **DEED RESTRICTION** form (*See attached sample*) to be signed and recorded with Washington County. Applicant must provide one copy of the recorded Deed Restriction, to be attached to the building permit application and one copy for Planning Staff. **The building permit will not be approved until a copy of the recorded Deed Restriction is submitted to Planning Staff;**
- ☐ 4. - **PDF, JPEG, BMP or TIFF files** of the above documents on CD.

OFFICE USE ONLY

CASE NO. 20 KGH-004 FILING DATE: 9/22 RECEIVED BY: [Signature] RECEIPT: 104107
FEE: \$100.00 – PAYABLE BY CHECK OR MONEY ORDER. CASH WILL NOT BE ACCEPTED

IV. SUBMITTAL CHECKLIST *IF* PLANNING COMMISSION APPROVAL IS REQUIRED

REQUIRED DOCUMENTS (Complete Sections IV & V)

- ☒ 1. - Completed and Signed **General Information Form** (*This application*) and \$100.00 Fee;
- ☒ 2. - Two (2) **sets of plans (24" x 36")** that include a fully dimensioned Site Plan, Floor Plan, and Grading Plan. The scale should be no smaller than 1" = 20' for all plans;

AND

 - Two (2) **sets of Elevation drawing(s)** showing all four sides of proposed building.
(*Photo simulations are encouraged but not mandatory*;
- ☐ 3. - Two (2) **sets of plans, in 8½" x 11" format (letter size)**, as stated in #2 above;
- ☒ 4. - **Color and materials board, or approved equivalent.**
the Guesthouse/Casita requires approval from the Planning Commission;
- ☒ 5. - **PDF, JPEG, BMP or TIFF files** of the above documents on CD;
- ☐ 6. - **Staff will provide the applicant** with a completed **DEED RESTRICTION** form (*See attached sample*) to be signed and recorded with Washington County. Applicant must provide a copy of the recorded Deed Restriction to be attached to the building permit application. **The building permit will not be issued until the recorded copy is submitted to Planning Staff.**

V. SITE PLAN INFORMATION

Please include the following information on your site plan

REQUIRED INFORMATION

- ☐ 1. Current address of project, plat name, assessor parcel number(s), and the applicant's and plan preparer's name, address, phone and fax #'s.
- ☐ 2. North arrow and scale.
- ☐ 3. Property lines, with dimensions, and the location, width, and description of any easements.
- ☐ 4. Existing and proposed streets, including names, widths, and existing or future rights of way and improvements.
- ☐ 5. Show and dimension all existing and proposed buildings and structures, existing features to be removed. Show distances between buildings and distances from buildings to property lines. Show required and proposed building setback lines. Indicate proposed walls and fences.
- ☐ 6. Show proposed and existing parking, driveways and access points, both on-site and off-site within the vicinity. Indicate width of driveways and drive aisles.
- ☐ 7. Show all existing and proposed public improvements, including water, sewer, curbs, gutters, sidewalks, power lines, and utility poles.
- ☐ 8. Show existing contour lines and proposed contour lines indicating finished grade on the site; a **grading plan** may be substituted instead of showing contours on the plan, if desired.
- ☐ 9. Provide a **legend** on the site plan that includes:

A	Zoning	B	Setbacks
C	Lot Square Footage	D	Building Square Footage
E	Building Height Setback		

Guest House or “Casita” must meet the following criteria:

- A. A guest house shall be used only by the occupants of the principal dwelling or their non-paying guests.
- B. The guest house shall not be leased or rented independent of the main dwelling. A deed restriction in a form approved by the City prohibiting the lease or rental shall be recorded [at the Washington County Recorder's Office] against the deed, by the property owner prior to occupancy of the structure. **Proof** that such deed restriction **has been recorded** shall be provided to the Community Development Director **prior to issuance of a building permit** for the guest house.
- C. A guest house shall only be permitted on a lot containing an area of ten-thousand square feet (10,000) or larger which has an existing owner-occupied single family dwelling unit, or where a building permit has been issued and construction is in process for the single-family dwelling unit on a lot ten thousand (10,000) square feet or larger. A guest house may be constructed on lots of less than ten-thousand (10,000) square feet within an approved Planned Development (PD) Zone, provided a guest house is an allowed use within the project's PD's text.
- D. Only one guest house shall be permitted per lot of record.
- E. The guest house shall be located outside of all setback areas. Guest House setbacks shall be no less than ten (10) feet from the side and rear property lines. The Guest House shall meet the setback requirements for the main dwelling.
- F. The main floor area of the guest house shall not have less than one hundred and fifty (150) square feet or more than four hundred (400) square feet. **Requests exceeding four hundred (400) square feet shall be submitted to the Planning Commission for review and consideration at a regularly scheduled meeting.**
- G. **There shall be no kitchen or cooking facilities within a guest house.** A microwave, compact refrigerator (less than 7.75 cubic feet and 36 inches or less in height), and wet bar sink (12 inches wide or less), is permitted.
- H. **Architectural design, materials, and construction shall match the primary residential structure.**
- I. **Utilities shall not be metered separately for a guest house.**
- J. Building lot coverage including the guest house and other accessory structures shall not exceed twenty-five percent (25%) of the rear lot area if the guest house is located in the rear yard. (The rear lot area is the area lying between the rear lot line and the rear wall of the single family dwelling extended to the side lot lines.)
- K. The guest house shall not exceed a height of fifteen (15) feet for gable roofs, and twelve (12) feet for shed roofs (flat roof), as measured from the adjacent grade to the highest part of the roof, unless the City Council approves a *Conditional Use Permit* for a greater height.
- L. Separation distance from the main dwelling and other accessory buildings or structures shall conform to the requirements of the adopted Building and Fire Codes.
- M. A site plan shall be submitted to the Community Development Department to determine compliance with the requirements herein prior to issuance of a building permit. A fee as established by the City Council shall be paid for the site plan review. The site plan shall be drawn to scale, clearly showing the location of all existing and proposed structures, walls, parking, driveways and walkways.
- N. **Guest homes shall be of new construction only;** existing accessory structures (shed, garage, workshop, gazebo, etc.) may not be converted to a guest house.
- O. The consideration of a basement beneath a guest house shall be reviewed on a case by case basis at a regularly scheduled Planning Commission meeting.
- P. A guest house may not be used as or converted into a garage.
- Q. A guest house may be used as a pool house.
- R. A guest house may not be placed in front yard setback or side yard setback area.

VI. APPLICANT AGREEMENT

I (we) have read and understood the requirements of this application and all information is true and accurate to the best of my (our) abilities.

Signature

Date

Signature

Date

When Recorded Return To:
City of St. George
Community Development Department
175 East 200 North
St. George, Utah 84770

Tax ID: SG-SH-10-A

DEED RESTRICTION

That Teri Larkin, ("Owner"), are the owner(s) of certain real property ("Property") located in the City of St. George, Washington County, Utah, which Property is more particularly described in Exhibit A, attached hereto and incorporated herein by reference.

**ALL OF LOT EIGHTEEN (18), BLOOMINGTON RANCHES PHASE 6 SUBDIVISION,
CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH, ACCORDING TO THE
OFFICAL PLAT THEREOF IN THE OFFICE OF THE RECORDER OF WASHINGTON
COUNTY, UTAH**

Owner does hereby acknowledge, declare, and adopt the following protective covenants to govern the Property. These protective covenants shall run with and bind the Property, and shall be enforceable by the City Of St.George ("City") or its legal representatives, heirs, successors, and assigns.

1. **Guesthouse.** This Property contains a Guesthouse, defined under the City of St. George's Guesthouse ordinance as detached living quarters located within an accessory building that is subordinate to, and located on the same premises with, a primary dwelling, occupied solely by members of the family and temporary nonpaying guests. A guesthouse may also be referred to as a "casita".
2. **Use Restrictions.** The Guesthouse shall not contain kitchen facilities or cooking facilities and shall not be rented independently from the main dwelling unit. A microwave, compact refrigerator (less than 7.75 cubic feet and 36 inches or less in height), and wet bar sink (12 inches wide or less), is permitted. The guesthouse shall have no more than 400 square feet and shall not be separately metered. Temporary guests of Owner shall not reside in the Guesthouse longer than twenty-nine (29) consecutive days. The guesthouse shall not be used as or converted into a garage. The Guesthouse may be used as a pool house or art studio.
3. **Topical Headings.** The topical headings contained in this instrument are for convenience only and do not define, limit or construe the contents of this instrument.
4. **Amendment.** This instrument and any of the protective covenants contained herein may not be amended or revoked without the prior written consent of the City Of St.George. Any amendment or revocation which has been assented to by the City hereunder, must be made by an instrument signed by both the Owner and the City and must be properly recorded in the records of Washington County, Utah, to become effective.

IN WITNESS WHEREOF, the Owner has executed this Deed Restriction this ____ day of June, 2015.

OWNER(S): **Teri Larkin**

Owner's Signature(s)

STATE OF UTAH)
 §
County of WASHINGTON)

On the ____ day of June 2015, Teri Larkin personally appeared before me and who being by me subscribed and duly sworn did say that he/she/they are the Owners, and executed the foregoing **DEED RESTRICTION** and acknowledged to me that he/she/they executed the same for the purposes stated therein.

Signature of Notary Public

ITEM 9A

Preliminary Plat

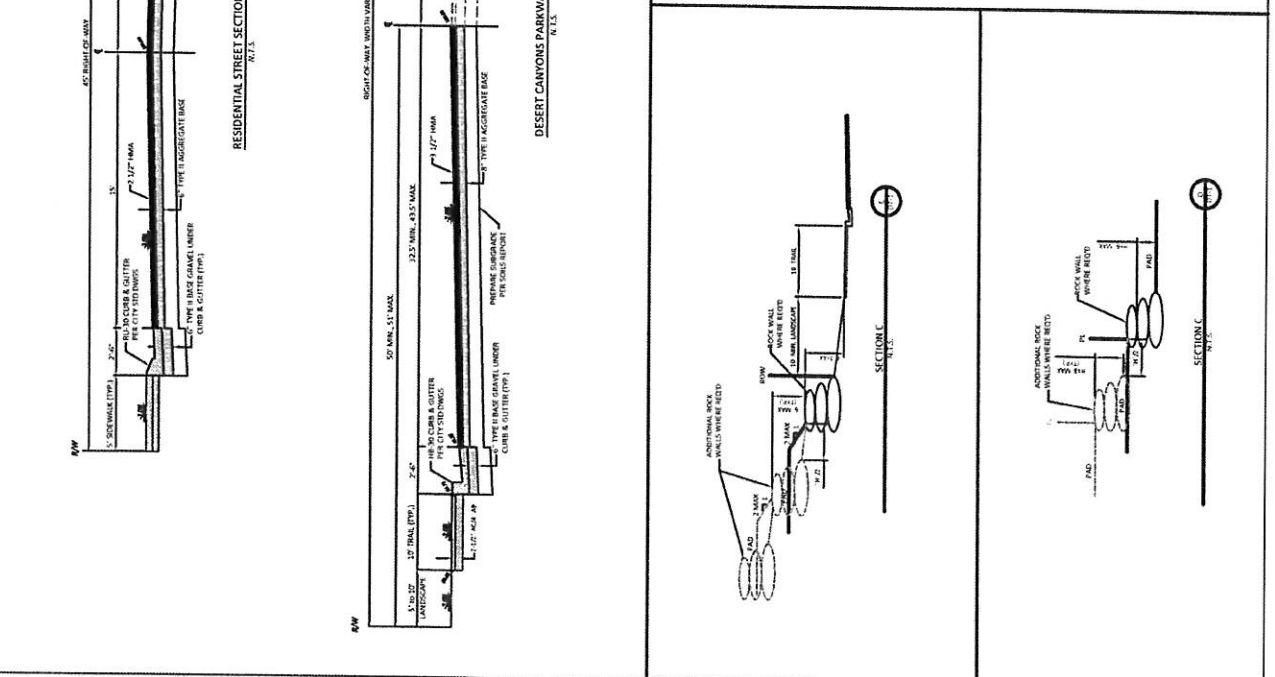
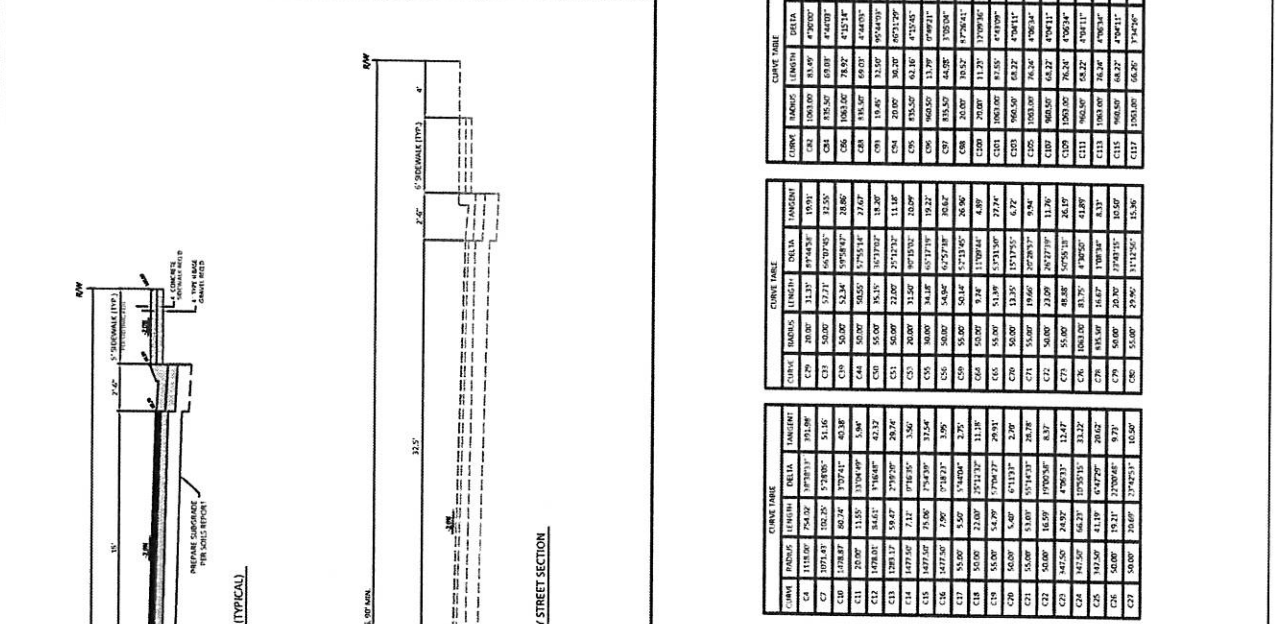
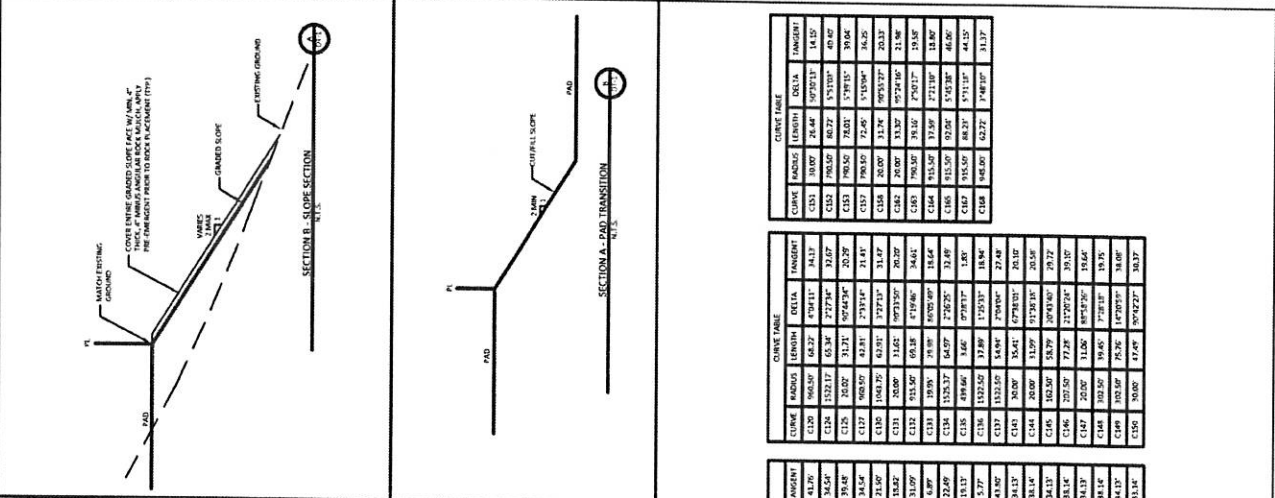
PLANNING COMMISSION AGENDA REPORT: 04/14/2015 (tabled)
06/09/2015

PRELIMINARY PLAT

Desert Crest

Case No. 2015-PP-009

- Request:** A request to approve a preliminary plat amendment for a ninety-one (91) lot residential subdivision
- Location:** South Desert Canyons Parkway
- Property:** 23.33 acres
- Number of Lots:** 91
- Density:** 3.90 dwelling units per acre
- Zoning:** PD-R (PD-8 & PD-12)
- Adjacent zones:** This plat is surrounded by the following zones:
North – PD-R
South – PD-R
East – PD-R
West – PD-R
- General Plan:** Low Density Residential (LDR)
- Applicant:** Quality Development
- Representative:** Ken Miller
- Comments:**
1. Subject to open space dedication
 2. Along Desert Canyons Parkway there will be a 10-foot multi-use trail with a 10' foot landscape strip (5' at deceleration lanes) for the double frontage lots. Landscape strip is proposed to be dedicated to St. George City with the multi-use trail.



ITEM 9B

Preliminary Plat

PLANNING COMMISSION AGENDA REPORT: 06/09/2015

PRELIMINARY PLAT

The Arbors

Case No. 2015-PP-017

Reference: Case No. 2014-ZC-011

Request: A request to approve a preliminary plat for a seventy-six (76) lot residential subdivision

Location: 3200 East and Crimson Ridge Drive

Property: 20.39 acres

Number of Lots: 76

Density: 3.7 du/ac

Zoning: R-1-8

Adjacent zones: This plat is surrounded by the following zones:
North – A-1
South – A-1
East – A-1
West – R-1-8 & R-1-10

General Plan: LDR

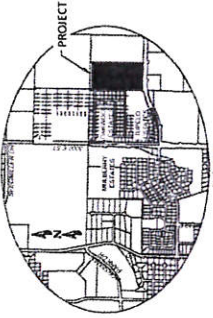
Applicant: Development Solutions

Representative: Steve Kamlowksi

Comments:

1. The applicant is requesting lot size averaging as there are 12 lots that are less than 8,000 square feet. Density is less than the 3.8 dwelling units per acre listed in the ordinance for an R-1-8 subdivision with lot size averaging.

LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10,
TOWNSHIP 43 SOUTH, RANGE 16 WEST, S.L.B.&M.

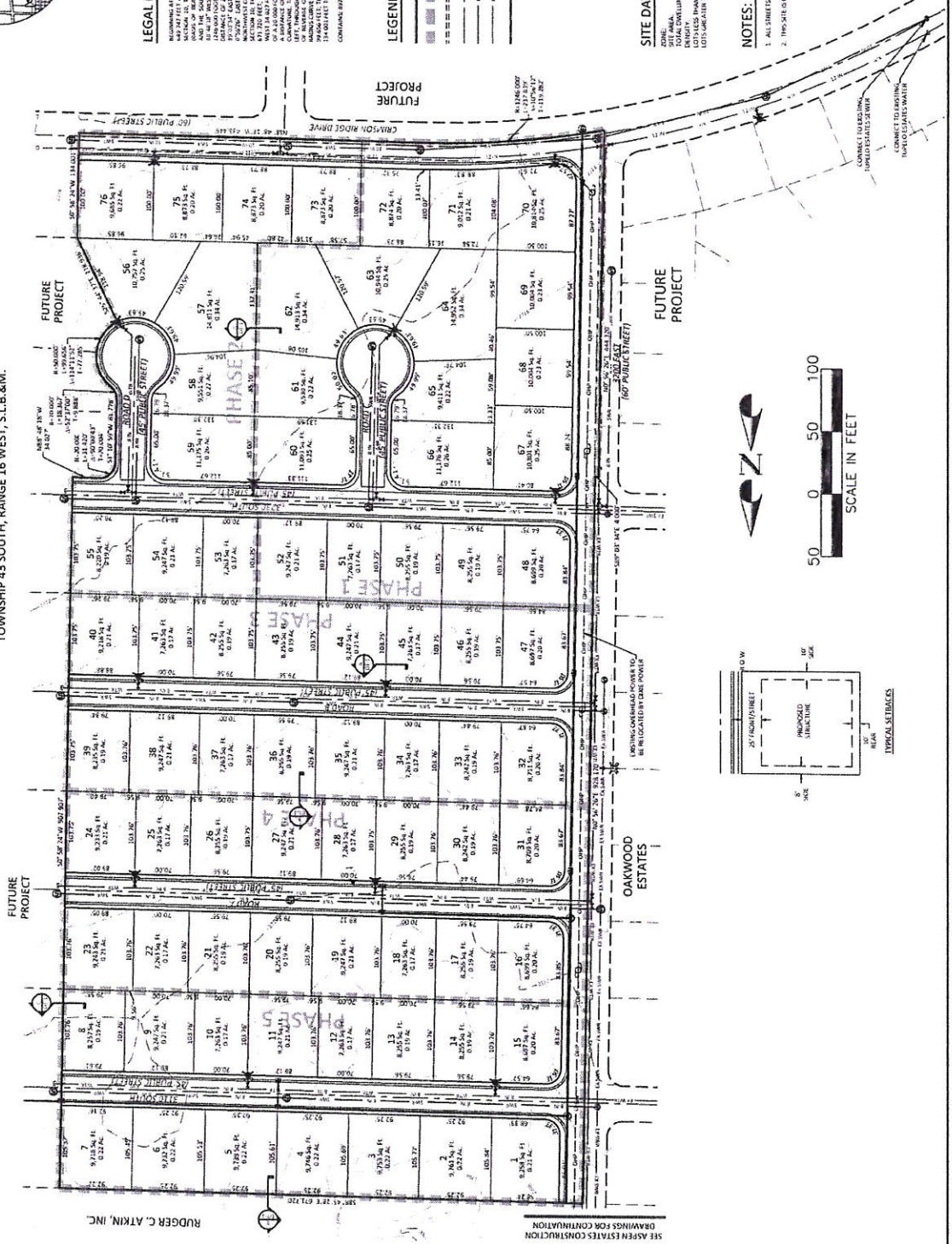
[illegible]

	SUBDIVISION BOUNDARY	1
	PHASE BOUNDARY	2
	EXISTING CULVERT & GUTTER	3
	STREET CENTERLINE	4
	PROPOSED WATER LINE	5
	PROPOSED WATER MAIN	6
	STORM DRAIN MANHOLE	7
	EXISTING FIRE HYDRANT	8
	PROPOSED FIRE HYDRANT	9
	WATER VALVE	10
	SEWER MANHOLE	11
	CATCH BASIN	12

ZONE:	R-1.8 (LOT SIZE AVERAGING)
SITE AREA:	33.19 ACRES
TOTAL DWELLING UNITS:	76 UNITS
DENSITY:	3.7 DU/AC
LOTS LESS THAN 8,000 S.F.	12 (15%)
LOTS GREATER THAN 8,000 S.F.	64 (85%)

NOTES:

1. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.
2. THIS SITE IS NOT LOCATED WITHIN A HILLSIDE OVERLAY ZONE.



SEE ASPEN ESTATES CONSTRUCTION
DRAWINGS FOR CONTINUATION

RUDGER C. ATKIN, INC.

ITEM 10

Parking Request

PLANNING COMMISSION AGENDA REPORT: 06/09/2015

PARKING REQUEST – PROMENADE COMMERCIAL CENTER

Case No. 2015-PRKG-001

Issue: The former ‘Paradise Bakery’ site is non-conforming for parking.

It is now proposed to create three (3) new food establishments at the former location; being a Chipotle restaurant at 2,493 sq. ft., a Pizza Limone restaurant at 2,402 sq. ft. with a 1,000 sq. ft. exterior addition (*which would result in removal of seven (7) parking spaces which includes two (2) handicap spaces*), and a 1,024 sq. ft. space for future leasing.

Staff corresponded with the applicant and explained that the parking ordinance did not support the expansion of a 1,000 sq. ft. outside dining area. As a result, the applicant contacted City Management and the City Attorney’s Office to pursue other options. It was suggested that this matter be discussed at Planning Commission.

Background: The site parking is sub-standard for parking. The parking ratio used for the center is 1:250 for retail and 1:100 for restaurant.

Location: The subject site is located within the ‘Promenade at Red Cliffs’ on Red Cliffs Drive and the address is 231 N Red Cliffs Drive.





Zone: C-2 (Highway Commercial Zone)

Applicant: Mr. Joshua Binkley
CCA Acquisition Company LLC
Kornwasser Shopping Center Properties, LLC\
5670 Wilshire Boulevard, Suite 1250
Los Angeles, California 9036

Narrative: See attached e-mail correspondence with the applicant.

Building: The existing building is approximately 5,919 square feet. The applicant proposes that the building be divided into three portions to be used for a Chipotle restaurant, Pizza business, and another future food establishment.

Parking: There are 472 existing spaces on site.

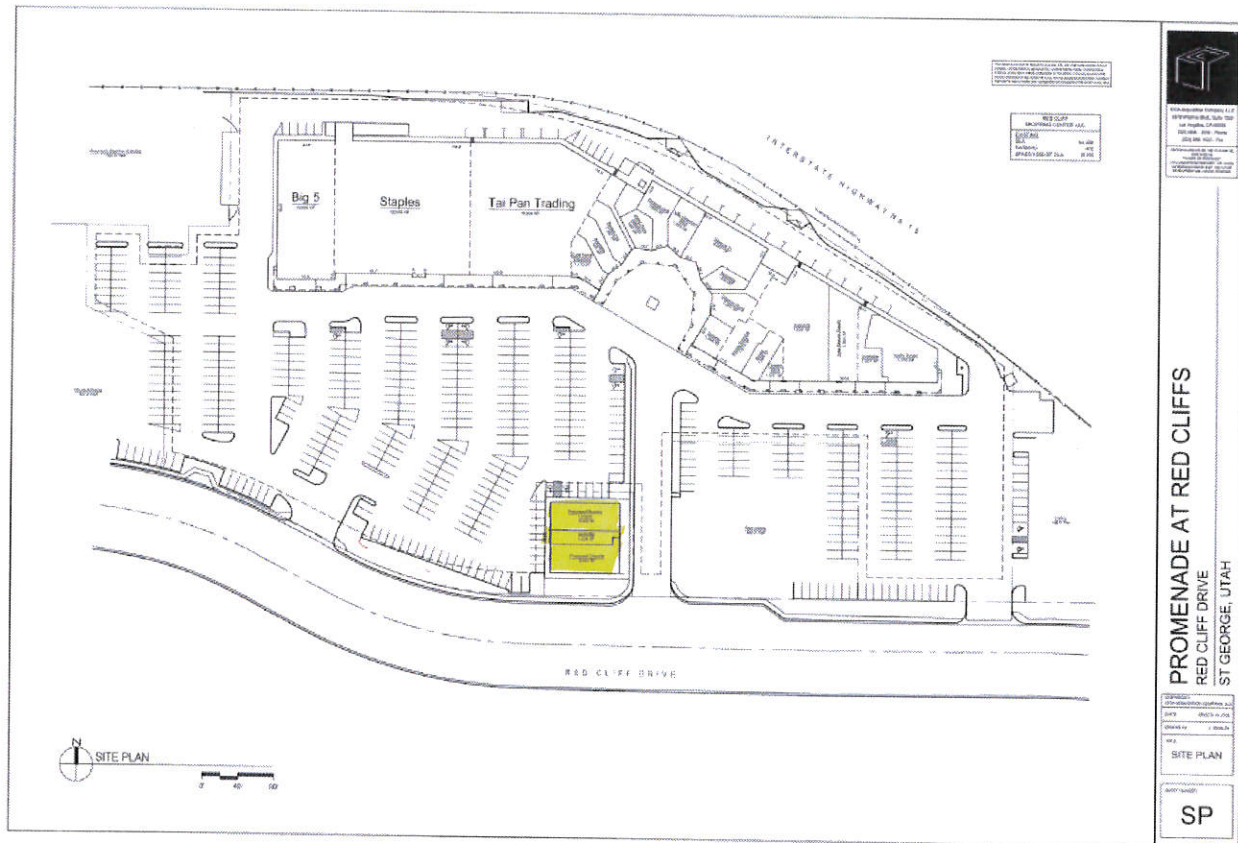
There is 94,456 sq. ft. of leaseable area. To the owner this translates to an overall parking ratio of 5/1000. However, the City Zoning Ordinance uses 1:250 for calculating retail and 1:100 for calculating restaurant use.

Ordinance: Per Section 10-19-5; . . . *“Notwithstanding all provisions of this section, the planning commission shall take into account in each instance of nonresidential parking the type of development, use, location, adjoining uses and possible future uses in setting parking requirements, and it shall recommend to the city council a requirement of that number*

of spaces that it deems reasonably necessary in each instance for all employees, business vehicles and equipment, customers, clients and patients of such nonresidential property."

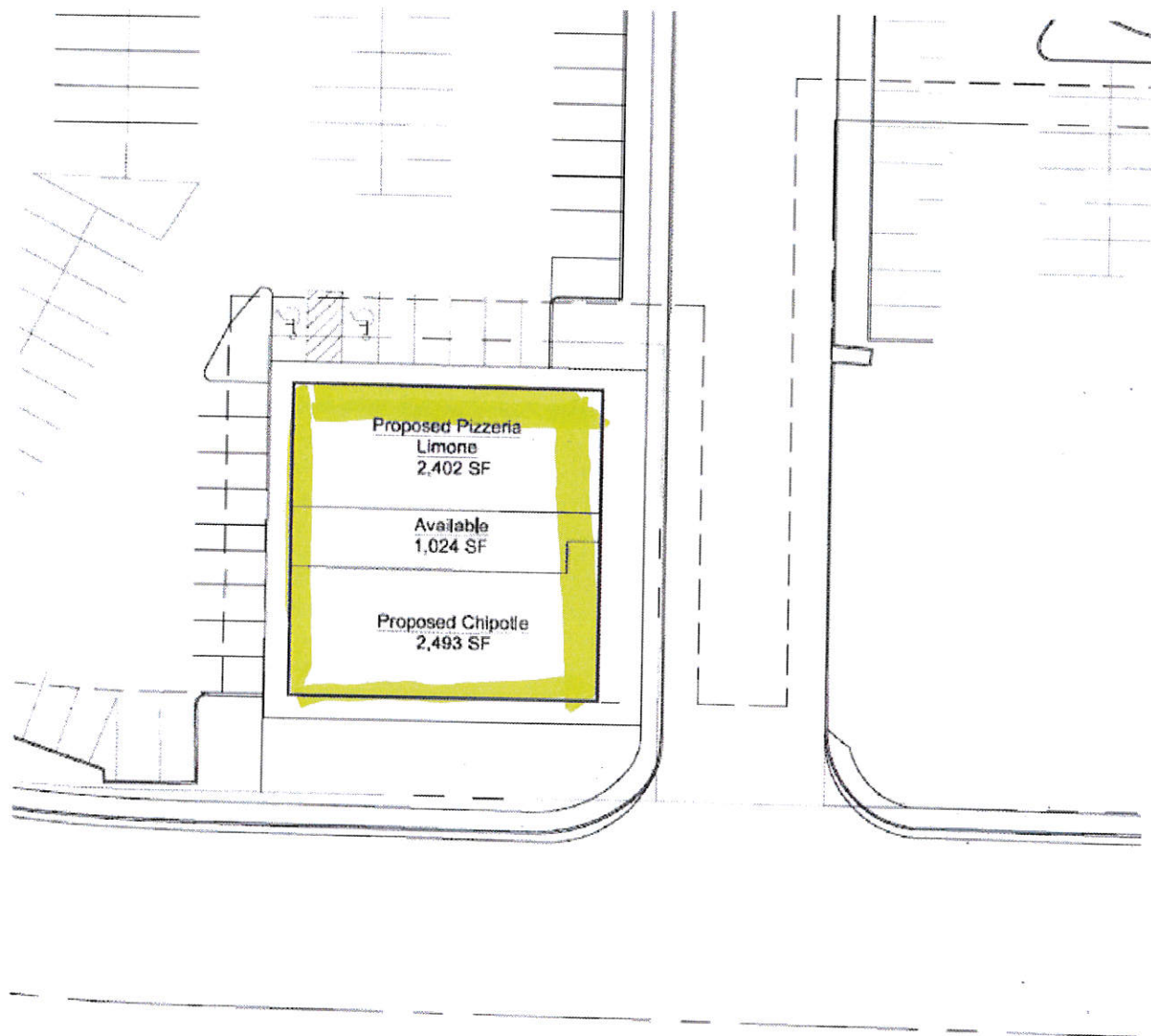
Comments: The Planning Commission can review the existing parking standards and see if there is any situation that is unusual and warrants a specific recommendation to the City Council.

Final action on parking is made by the City Council. The Planning Commission can make a recommendation to the City Council for the number of spaces that it deems reasonably necessary for employees, business vehicles and equipment customers, clients, and patients, etc.

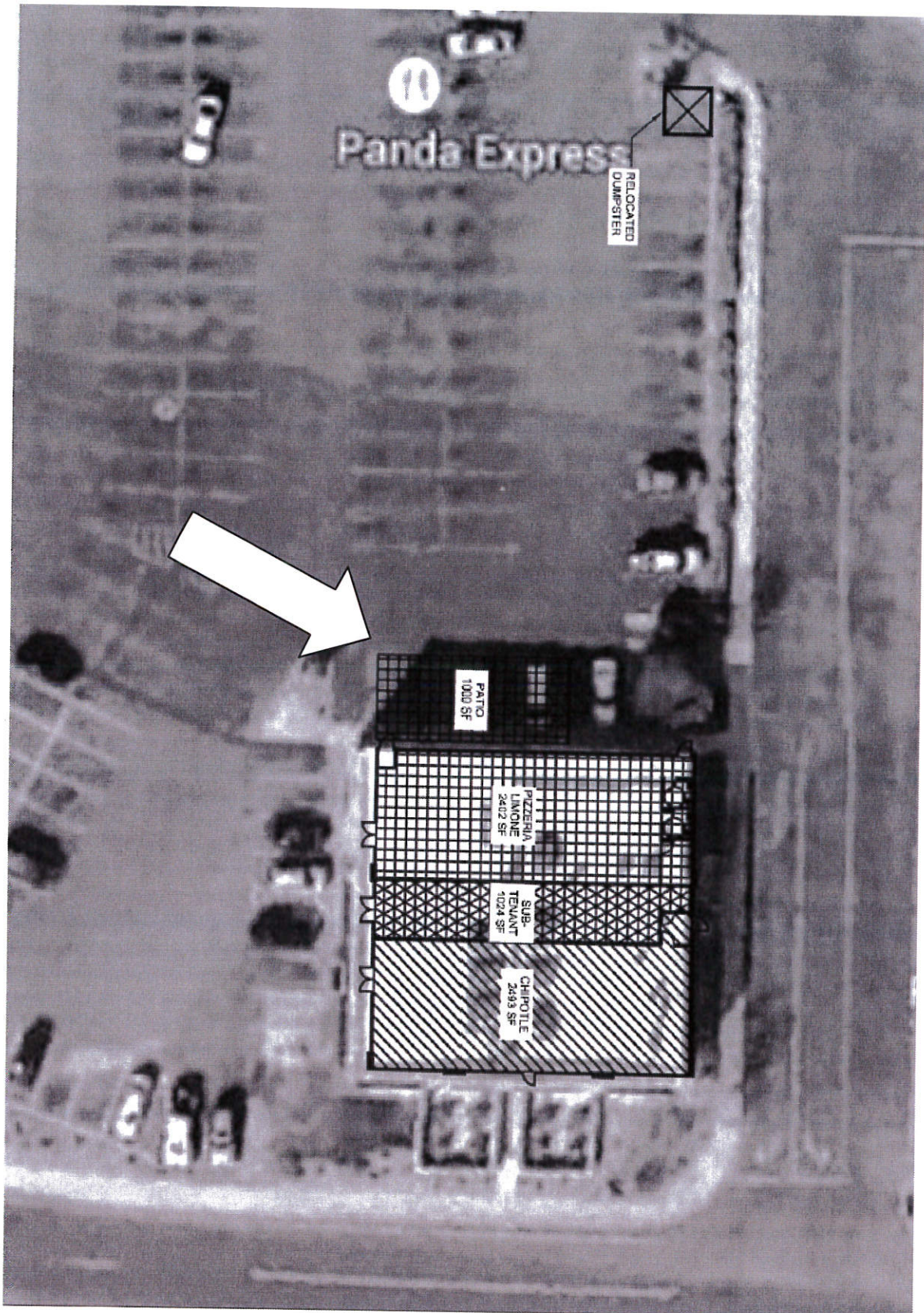


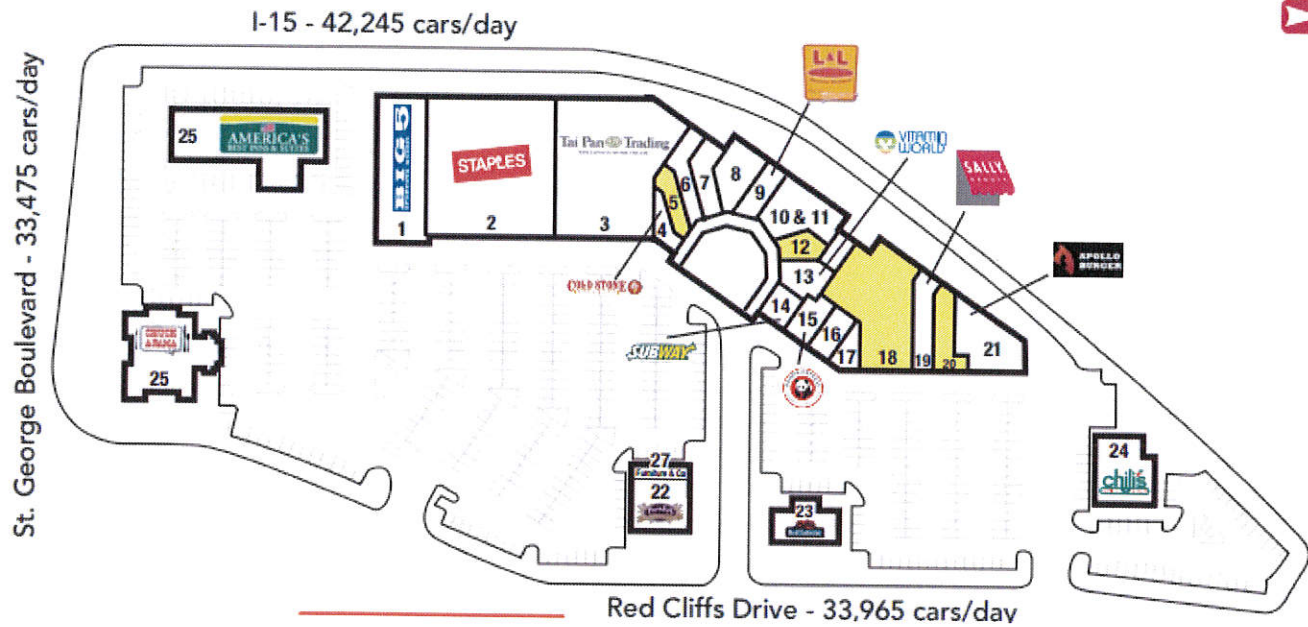
Reference: Previously - Chipotle Staff Plan Check - Case No. 2014-PLNCK-078; Staff approved exterior changes on December 3, 2014 for a T.I. (Tenant Improvement). Only Chipotle was proposed at that time.





RED CLIFF DRIVE



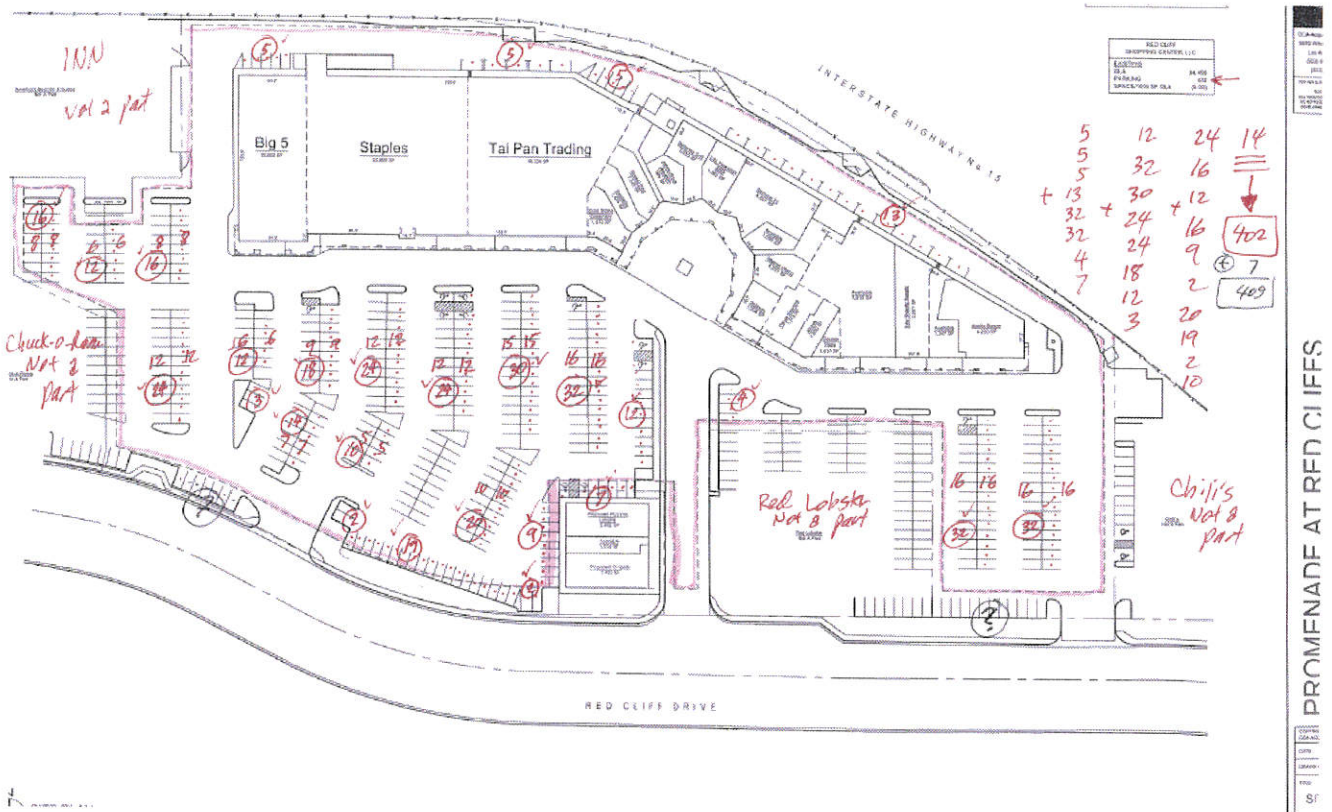


Tenant	SF	Tenant	SF	Tenant	SF
1. Big 5 Sporting Goods	10,000	10 & 11. Samurai 21	4,057	20. AVAILABLE	1,347
2. Staples	22,500	12. AVAILABLE	1,019	21. Apollo Burger	4,239
3. Tai Pan Trading	19,324	13. Vitamin World	1,291	22. Paradise Bakery & Cafe	4,250
4. Cold Stone Creamery	1,173	14. Subway	1,206	23. Red Lobster	
5. AVAILABLE (FORMER QUIZNO'S)	1,424	15. Panda Express	1,513	24. Chili's	
6. Rocket Fizz	1,545	16. iBrow	1,200	25. Chuck-A-Rama	
7. Jonny Roxx Jewelers	500	17. Cosmo Nails	1,017	26. America's Best Inns & Suites	
8. Durango Grill	2,693	18. AVAILABLE	7,816	27. Furniture & Company	2,247
9. L&L Hawaiian BBQ	1,365	19. Sally Beauty	3,019		

	Use	SF	1:250	1:100	Hotel 1:room+	1:400 Furniture	Parking Req'd
1	Big 5	10,000	x				40
2	Staples	22,500	x				90
3	Tai Pan	19,324	x				77.3
4	Cold Stone	1,173		x			11.73
5	(former Quizmos)	1,424		x			14.24
6	Rocket Fizz	1,545		x			15.45
7	Roxx Jewellery	500	x				2
8	Durango Grill	2,693		x			26.93
9	L&L Hawaiian BBQ	1.365		x			13.65
10 & 11	Samurai 21	4,057		x			40.57

12	(Vacant)	1,019	x				4.07
13	Vitamin World	1,291	x				5.164
14	Subway	1,206		x			12.06
15	Panda Express	1,531		x			15.31
16	iBrow	1,200	x				4.8
17	Cosmo Nails	1,017	x				4.068
18	(Vacant)	7,816	x				31.264
19	Sally Beauty	3,019	x				12.076
20	(Vacant)	1,347	x				5.388
21							
22	(former Paradise Bakery)	4250		x			42.50
23	Red Lobster			x			Not a Part
24	Chili's			x			Not a Part
25	Chuck-O-Rama			x			Nota Part
26	Hotel – Americas Best Inns				X (1 space per room & 2 mgt)		Not a Part
27	Furniture	2,247	x			x	5.62

Total Required Parking Spaces: **474.19**Total available: **472.00**



The Parking calculations above show approximately 409 available spaces counted, but it is not clear where those properties which are “Not a Part” (Red Lobster, Chuck-O-Rama, Chili’s, etc.) actually begin and end.

However, the plan does state that 472 spaces are available, so staff has used the number as 472 are available.

SIGN PERMIT
APPLICATION
SUBMIT TO COMMUNITY DEVELOPMENT
Form Revised - 9/1/2012

Reference =
Chipotle signage has been
approved



APPLICATION TO ERECT A FREE-STANDING SIGN, MONUMENT SIGN,
WALL SIGN, OR WALL BANNER IN THE CITY OF ST. GEORGE, UTAH

I. APPLICANT & PROPERTY INFORMATION

BUSINESS NAME: **Chipotle Mexican Grill**

ADDRESS OF SIGN LOCATION: **231 Red Cliffs Dr**

DATE COMMENCING BUSINESS (REQUIRED): **Projected Grand Opening October 3, 2015**

CONTACT NAME: **Advertising Concepts- Marie Hashaw** PHONE: **970-472-2135**

ZONING: ☐ C-1 ☒ C-2 ☐ C-3 ☐ C-4 ☐ C-4 DOWNTOWN HISTORIC DISTRICT
☐ PD-COMMERCIAL ☐ MANUFACTURING ☐ A-P ☐ AGRICULTURAL ☐ RESIDENTIAL

TOTAL NUMBER OF SIGNS APPLYING FOR:

WALL SIGNS: **3** FREE-STANDING/MONUMENT: _____

SIGN TYPE(S): ☐ POLE, MONUMENT, or OTHER FREE-STANDING SIGN (\$100.00 FEE, PER NEW SIGN)

☐ EXISTING FREE STANDING SIGN - PANEL CHANGE ONLY (NO FEE)

☒ WALL SIGNS - INCLUDING TEMPORARY WALL BANNERS (Check ALL that apply)

NOTE: For Grand Opening, Now Open, Moving or Going Out of Business Signage - Use the 'Special Events Banner Permit' Application

☐ PANEL CHANGE ☐ FRONT ☐ SIDE ☐ REAR ☐ PROJECTING/HANGING

SIGN COMPANY: **Rainbow Sign & Banner**

UTAH SIGN CONTRACTOR'S LICENSE NO.: **290762-5551**

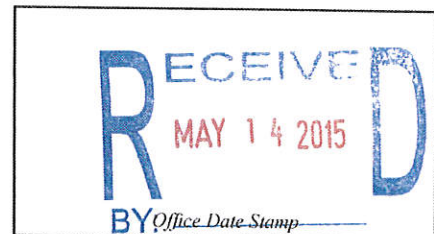
COMPANY REPRESENTATIVE: **Steve Davis**

EMAIL ADDRESS: **steve@rainbowsign.net**

PHONE: **435-628-5107** FAX: **(435) 628-0499**

A handwritten signature in blue ink, likely belonging to Steve Davis.

Signature of Applicant or Sign Contractor



PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

OFFICE STAFF USE ONLY: ☐ DENIED - See comments below

Form Revised: 01/31/2012

PERMIT #: **15-3322**

FILING DATE: **5/12/15**

COMMENTS: _____

HISTORIC P.C. CHAIRMAN APPROVAL: _____

Advertising Concepts Inc.
3725 Canal Drive,
Fort Collins, CO 80524
970 484 3637
www.adconsigns.com

These drawings are the property of ADCON. They are to be used only for the project and location specified. Any other use without the written consent of ADCON is prohibited. ADCON is not responsible for any errors or omissions. The user assumes all liability under applicable laws.

Design Proposal for:

Chipotle Mexican Grill
St. George
St. George, UT 84790

Sign Type: Various

Date: November 19, 2014
Drawn by: Troy K.
Account Manager: Rod K.
Project Manager: Rod K.
Design Estimate #: #28941
File Name: Elevations

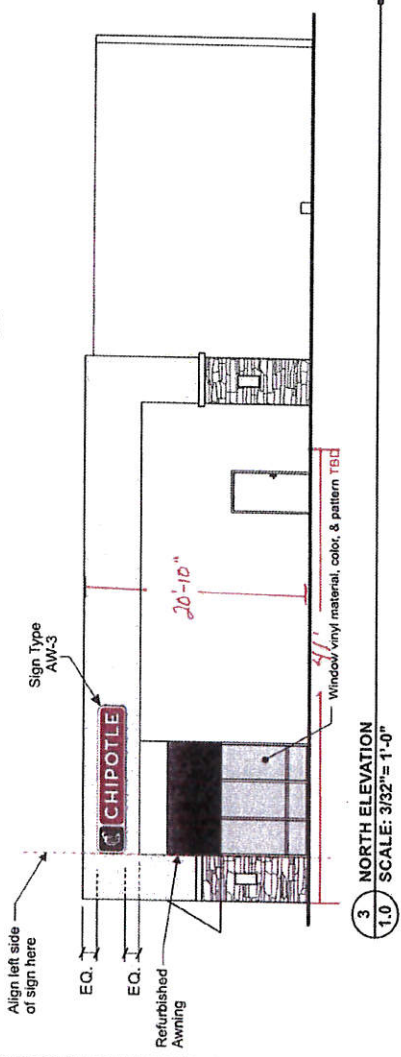
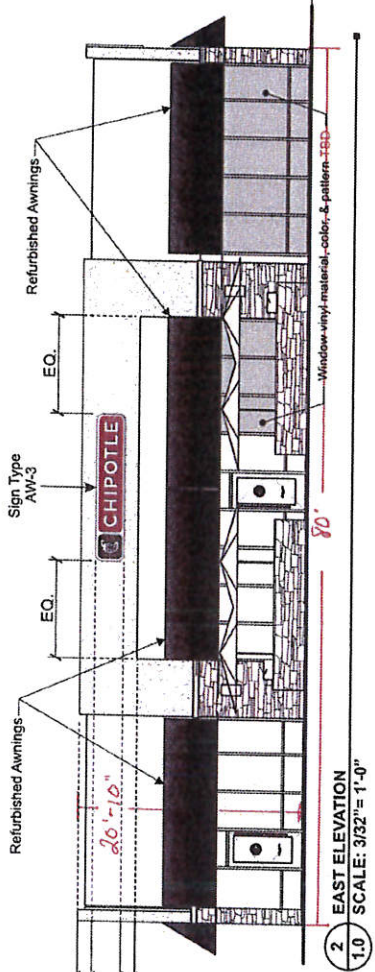
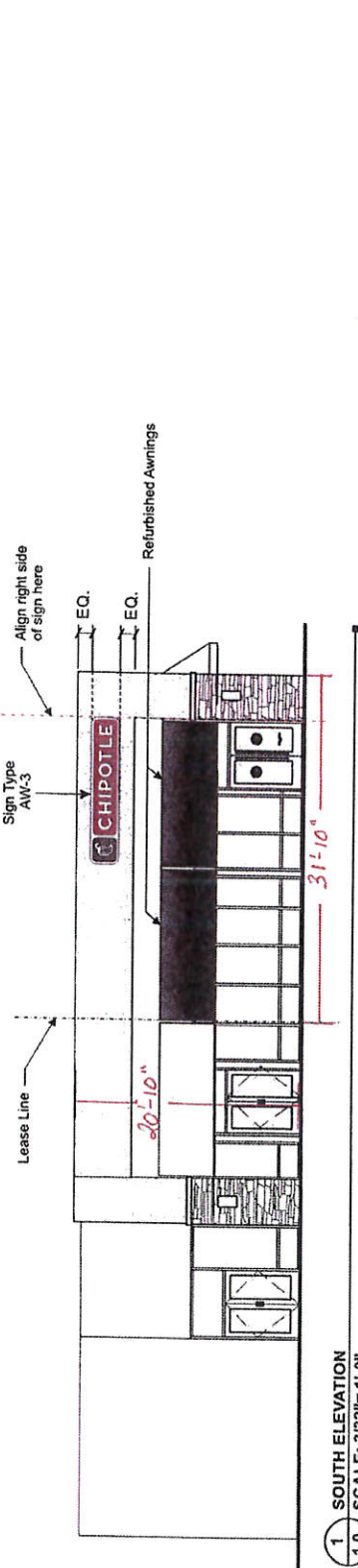
Client Approval

Signature _____
Date _____
I, _____, hereby approve all the changes on this set of drawings for the project and location specified. I understand that any changes to the drawings must be made in accordance with the design and specifications of the project. I agree to pay for any changes requested on this set of drawings. I agree to pay for any changes requested on this set of drawings. I agree to pay for any changes requested on this set of drawings.

☐ Approved
☐ Approved As Noted
☐ Revise And Resubmit
Production Mgr. Approval _____ Date _____
Project Mgr. Approval _____ Date _____
Account Mgr. Approval _____ Date _____
FUD Mgr. Approval _____ Date _____

Revision Notes:
Revisions window only
specific to this

Sign No. _____
W.O. No. _____
Rev. No. **F**
Sheet No. **1.0**



ITEM 11

Storage Structure

PLANNING COMMISSION AGENDA REPORT: 06/09/2015

REDUCED SETBACK - STORAGE STRUCTURE - LIFETIME

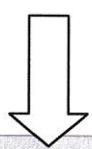
Case No. 2015-RS-001

Overview: Lifetime at 530 E St George Blvd proposes to install a storage structure at the south property line with a zero setback (see Zoning code below).

Zoning: C-3 (General Commercial Zone)

Ordinance:

10-10-4: AREA, SETBACK AND HEIGHT REQUIREMENTS:



	C-1	C-2	C-3	C-4
Minimum lot area	None	None	None	None
Maximum zoned area	5 acres	None	None	None
Minimum yard setbacks from property line:				
Front ²	20 feet	20 feet	20 feet	0 _ 10 feet
Side ^{1,2}	10 feet	10 feet	10 feet	0 _ 10 feet
Side facing a street on corner lot ²	20 feet	20 feet	20 feet	0 _ 10 feet
Rear ¹	10 feet	10 feet	10 feet	None

Notes:

1.Side and rear yard setbacks in the C-2 and C-3 zones may be reduced or eliminated where the planning commission determines such setback is unnecessary.

2.The C-4 zone has 0 front and side setbacks. Parking is required to be in the rear or side of the building, and not in the front of the building, unless access to the side or rear is not feasible. All buildings shall be built within 10 feet of the front property line.

Comments: Staff supports the request for a reduced setback at the south property line. The property is adjacent to other C3 zoning and does not affect any residential use.

The applicant desires to construct an 80 ft. long by 10 ft. wide storage structure. It would be 11 feet high.

June 2, 2015

Lifetime Products located at 530 E. St.
George Blvd. desires to build a storage structure
cover with a zero setback at the south edge
of their property to protect some of their products.

Per section 10-10-4 note 1 I am seeking a
zero setback on the south side. If needed or
required the back side (south side) of the
structure would be filled in so that the
neighbor to the south would not see into
the covered area.

I would be happy to meet personally to
answer questions.

Thank You
VJ Stuart
Vaughn Stuart
Stuart Awning
435-467-9600
vstuart@stuartawning.com

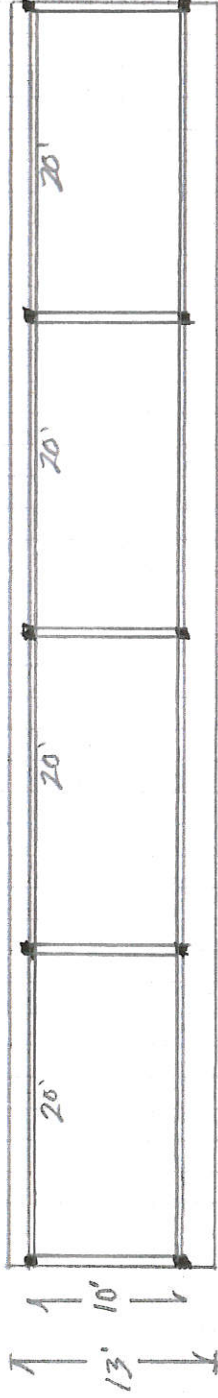


Customer: Lifetime Products City: _____ PM: _____ Date: ____/____/____

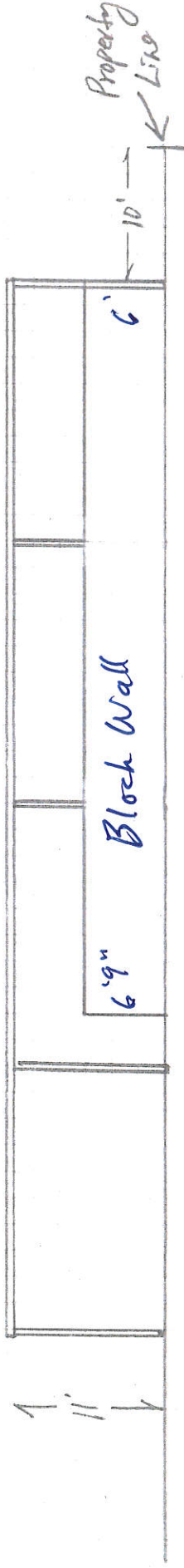
Size: _____ STYLE = _____ Solid Alumawood _____ Lattice _____ Deluxe _____ Other _____

Size: _____ STYLE = _____ Solid Alumawood _____ Lattice _____ Deluxe _____ Other _____

80'



"Aerial View"



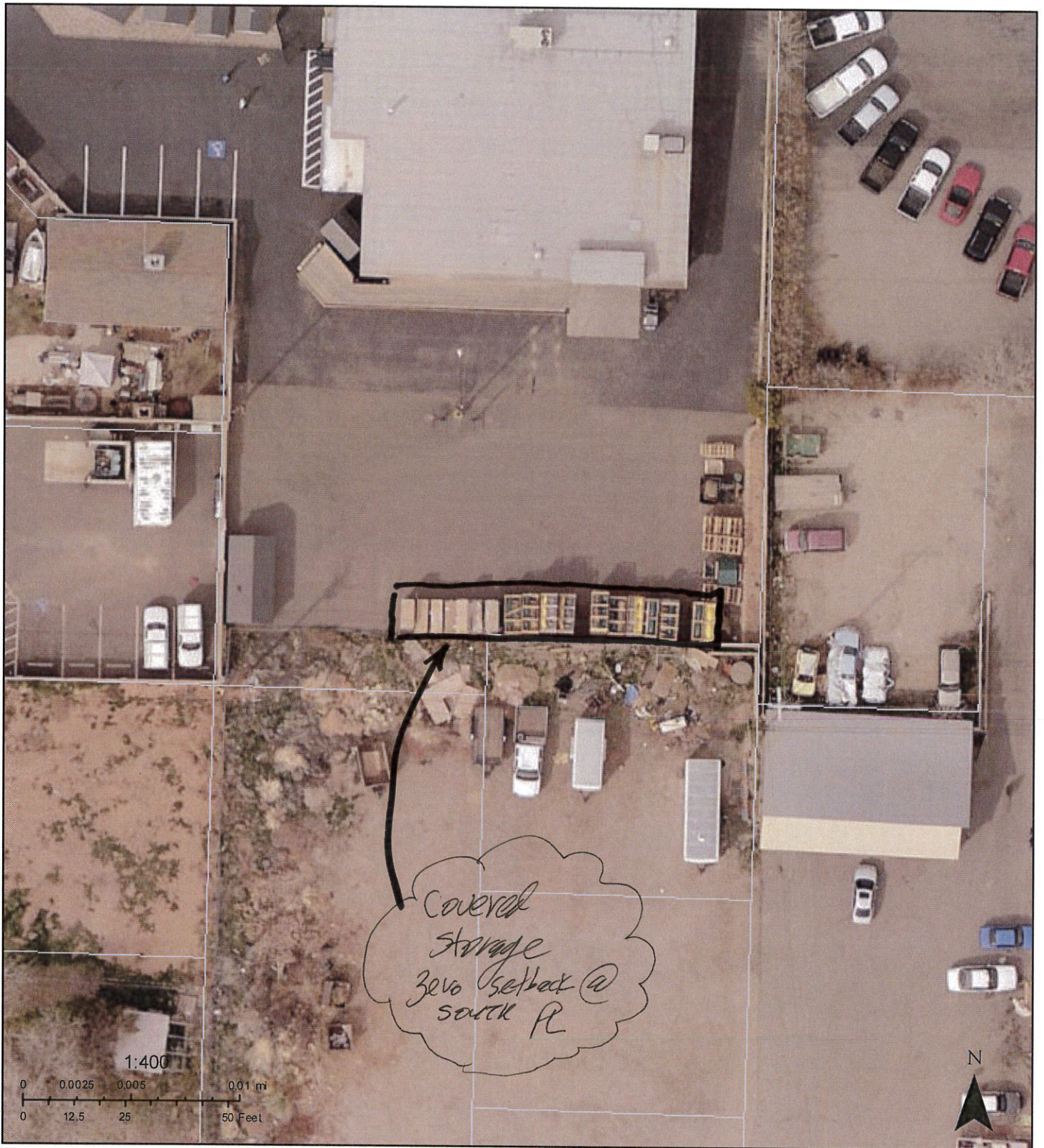
19' to shed

57' LOOKING NORTH

Project Manager's Signature: _____

Customer Acceptance Signature: _____







Zoning

Made by the City of St. George GIS Department
SGCityMaps - <http://maps.sgcity.org/sgcitymaps>

June 2, 2015



Your Outdoor Living Superstore

*Vaughn
Stuart
462-9600*



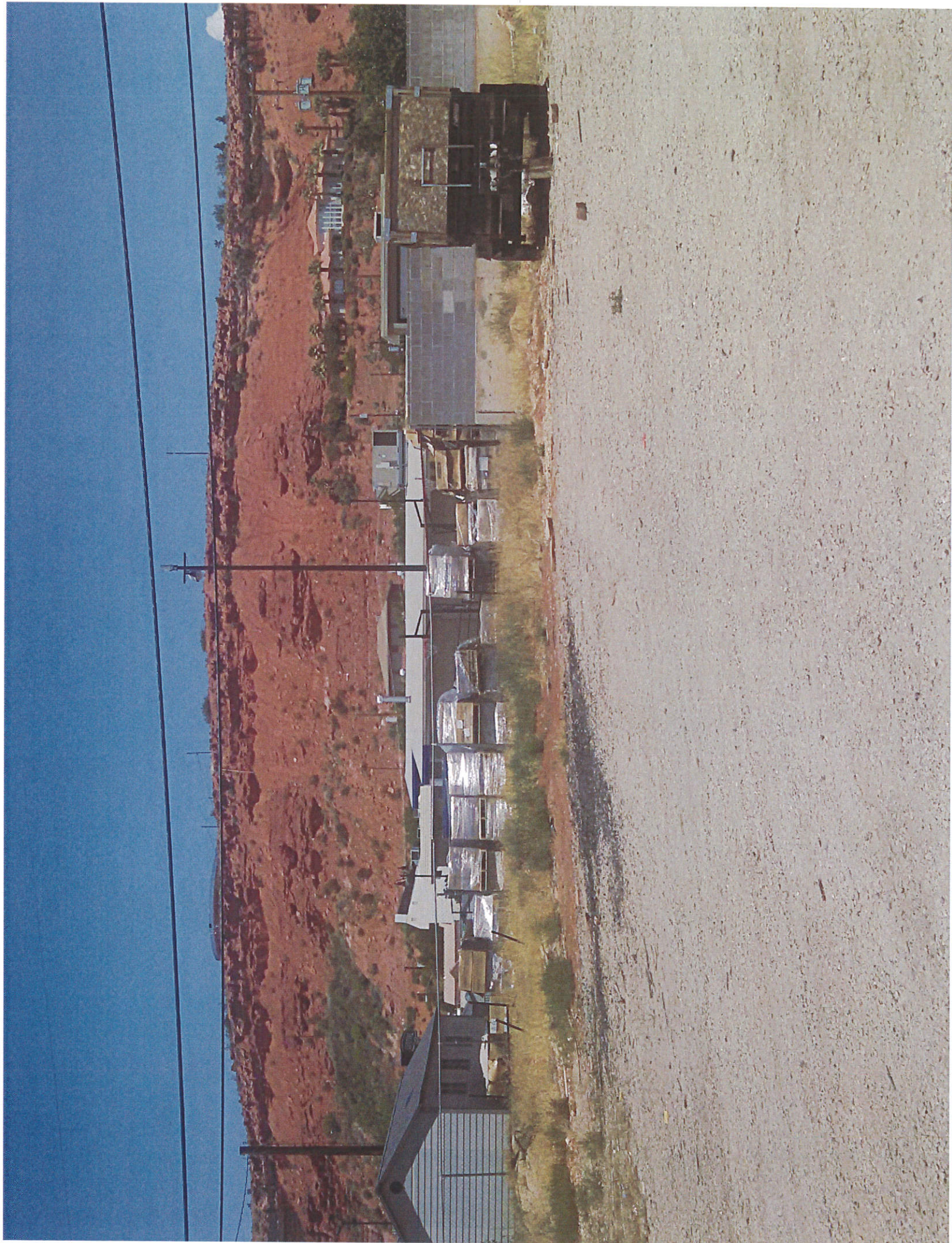
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	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>C-4</u>
Minimum yard setbacks from property line:				
Front ²	20 feet	20 feet	20 feet	0 – 10 feet
Side ^{1,2}	10 feet	10 feet	10 feet	0 – 10 feet
Side facing a street on corner lot ²	20 feet	20 feet	20 feet	0 – 10 feet
Rear ¹	10 feet	10 feet	10 feet	None

Notes:

1. Side and rear yard setbacks in the C-2 and C-3 zones may be reduced or eliminated where the planning commission determines such setback is unnecessary.
2. The C-4 zone has 0 front and side setbacks. Parking is required to be in the rear or side of the building, and not in the front of the building, unless access to the side or rear is not feasible. All buildings shall be built within 10 feet of the front property line.

When abutting a residential zone there shall be a minimum setback of ten feet (10') with an additional setback for buildings or structures over fifteen feet (15') in height based on a one to one (1:1) ratio; whereas, for each additional foot in height requires an additional setback foot from the property line.

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>C-4</u>
Building heights:				
Minimum	8 feet	8 feet	8 feet	8 feet
Maximum	35 feet	35 feet	35 feet	35 feet

Unless a greater height is approved by the city council after recommendation by the planning commission.

	<u>C-1</u>	<u>C-2</u>	<u>C-3</u>	<u>C-4</u>
Maximum lot coverage	40 percent	None	None	None
Maximum building size (single use building)	10,000 square feet (up to 15,000 square feet with a conditional use permit)	None	None	None

(Ord. 2003-05-003, 5-15-2003; amd. Ord. 2003-12-006, 12-18-2003; Ord. 2005-02-009, 2-17-2005; Ord. 2005-03-006, 3-17-2005; Ord. 2009-04-005, 4-23-2009)